

Rep 1

From: Licensing [REDACTED]
Sent: Wednesday, November 22, 2023 2:14 PM
To: [REDACTED]
Subject: RE: Purbeck Plaza - Premises Licence application

Good afternoon [REDACTED]

Apologies for the delay in responding to your email.

The area relating to the Premises Licence application covers the inside of the Premises only and does not relate to any outside area.

I have forwarded your concerns to the applicant and they have responded to us with the following:

My comments for the points made would be as below:

1. Music after 11pm (if any) will be background music. I have not applied and do not intend to have live music after 11pm with the exception of new years eve. When live music is on, I aim for windows and doors to be closed where possible to reduce the noise and disturbances. Signage for customers to leave the premises quietly will be in place.
2. Since we've owned the property, we installed a gate to the entrance at the rear of the building. The gate has already stopped trespass and unsociable activity. [REDACTED] itself is a public footpath. We have sensor lights and cctv that will be in use on [REDACTED] and surrounding the property which will act as a deterrent. The premises itself has toilets so any customers have the use of them.
3. I am happy to agree that commercial waste will not be disposed of outside of the property between 11pm-7am (unsociable hours).

For your information the following conditions have been agreed by the applicant with Dorset Police, which will be put on the Licence:

1. Challenge 25, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport, or holographically marked PASS scheme identification cards. Appropriate signage advising customers of the policy shall prominently displayed in the premises.
2. A Closed-Circuit Television (CCTV) system will be operational at the premises at all times when licensable activities are being carried out and at any other times when members of the public are present on the premises. The CCTV system will contain the correct time and date stamp information and will have sufficient storage retention capacity for a minimum of 28 days of continuous footage. Weekly checks will be made and documented to ensure the system is functioning as required and all details are correct, including the time and date shown. CCTV shall be downloaded on request of the Police or authorised officer of the council. A staff member who is conversant with the operation of the CCTV system will be on the premises at all times when the premises is open to the public. Appropriate signage advising customers of CCTV being in operation, shall be prominently displayed in the premises.
3. All staff involved in the sale of alcohol shall receive training on the Licensing Objectives, the law relating to prohibited sales, the age verification policy adopted by the premises and the conditions attached to the Premises Licence. Refresher training shall be provided at least once every six months. A record shall be maintained of all staff training and that record shall be signed and dated by the person receiving the training and the trainer. The records shall be kept for a minimum of 12 months and made available for inspection by Police, Licensing or other authorised officers.

4. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open.
5. The DPS will ensure that an incident report register is maintained on the premises to record incidents such as anti-social behaviour. The incident report register will be kept on the premises and produced for inspection immediately on the request of an authorised officer or Police. The register will be checked and signed on a weekly basis by management.
6. Staff will encourage customers to leave quietly and have regard for residents. Signs shall also be in place at all exit points requesting customers to please leave the area quietly and respect nearby neighbours.
7. Any patrons leaving the premises solely to smoke will not take any drinks outside with them at any time.
8. Any persons under the age of 18 must be accompanied by an adult over the age of 18 after 2000hrs.
9. A risk assessment will be carried out in relation to the requirement of SIA trained staff for special events and anticipated busy periods. A copy of the risk assessment should be made available to an authorised officer of the Licensing Authority or Dorset Police upon request and be retained for a period of at least 6 months.
10. All off sales to be decanted into plastic containers.

I hope you find this information useful.

We will be in touch again when a Committee hearing date is agreed.

Best wishes

Karen

Licensing Team

From: [REDACTED]
Sent: Monday, November 13, 2023 6:01 PM
To: Licensing [REDACTED]
Subject: Re: Purbeck Plaza - Premises Licence application

Dear Karen

I thank you for your email and wait to hear details of when and where the committee hearing will take place.

In the meantime, I note that decisions are based on what takes place within the licensable area. Since most of my concerns relate to potential issues or behaviours which may occur outside the applicant's building, I wish to know whether the licensable area includes any land outside the building. Is it possible for you to provide me with a copy of any plan or plans showing the extent of the licensable area? If the plans are viewable online, where can I find them?

Yours sincerely

[REDACTED]

Rep 2**From:** Licensing [REDACTED] >**Sent:** Friday, November 24, 2023 9:44 AM**To:** [REDACTED]**Cc:** [REDACTED]**Subject:** Purbeck Plaza application

Good morning

Many thanks for your email with concerns with regards to the above application.

The applicant has requested that we send you a copy of the Conditions issued by Dorset Police which will be put on the Licence, for your information.

1. Challenge 25, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport, or holographically marked PASS scheme identification cards. Appropriate signage advising customers of the policy shall prominently displayed in the premises.
2. A Closed-Circuit Television (CCTV) system will be operational at the premises at all times when licensable activities are being carried out and at any other times when members of the public are present on the premises. The CCTV system will contain the correct time and date stamp information and will have sufficient storage retention capacity for a minimum of 28 days of continuous footage. Weekly checks will be made and documented to ensure the system is functioning as required and all details are correct, including the time and date shown. CCTV shall be downloaded on request of the Police or authorised officer of the council. A staff member who is conversant with the operation of the CCTV system will be on the premises at all times when the premises is open to the public. Appropriate signage advising customers of CCTV being in operation, shall be prominently displayed in the premises.
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8. Any persons under the age of 18 must be accompanied by an adult over the age of 18 after 2000hrs.
9. A risk assessment will be carried out in relation to the requirement of SIA trained staff for special events and anticipated busy periods. A copy of the risk assessment should be made

available to an authorised officer of the Licensing Authority or Dorset Police upon request and be retained for a period of at least 6 months.
10. All off sales to be decanted into plastic containers.

I hope this information is useful.
Many thanks
Best wishes
Karen
Licensing Team

Rep 3

From: Licensing [REDACTED]
Sent: Friday, November 24, 2023 9:51 AM
To: [REDACTED]
Subject: Purbeck Plaza application

Good morning

Many thanks for your representation for the above premises Licence application.

Following your comments the applicant has asked us to send you their comments in response to your concerns with the Premises Licence application.

Firstly I would be really grateful if the representative could receive the conditions set by the Police as they hopefully will satisfy some of their concerns.

In regards to the use of [REDACTED] for antisocial behaviour I would like to make the following comments.

Since we took ownership and started the redevelopment of 'the Purbeck hotel' 19 high street, we truly believe that the antisocial behaviour has drastically reduced. We have installed a gate on our property boundary at the rear, and have installed sensor lights and cctv surrounding the property and premises.

The premises itself has one front door and no rear access so customers would only have the facility to enter and exit via the public pavement at the front of the premises.

In regards to any activity on [REDACTED] itself I would mention that I have no ability to Police [REDACTED] and could only manage behaviour of my customers within the vicinity of the premises.

As set out in the Licensing guidance section 1.16 it mentions that licensing conditions:

- 1. cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff, but may impact on the behaviour of customers in the immediate vicinity of the premises or as they enter or leave;**

I would however very much ensure my customers have the use of the toilets on the premises at all times. I would also encourage the owners of [REDACTED] to ensure that any antisocial behaviour is reported to the police as I feel this is a matter for them.

If I were to express my personal opinion, I feel that having an business running in this premises daily would in fact reduce the likelihood of the public using [REDACTED] for any antisocial behaviour. I would also emphasise we have a zero tolerance of drugs and would also report any antisocial behaviour ourselves.

Unfortunately the 'gating' of [REDACTED] would not be an option as [REDACTED] is a public road.

I am a full time resident of [REDACTED] myself with two young children, and we plan to holiday let our 5 other flats within the building. Its in our best interest as the owners of the building that we also do what is within our power to prevent antisocial activities.

That last comment I would like to make is that we plan to be a restaurant and the license hours reflect the type of dining style I wish to provide. As discussed with the licensing officer from Dorset police- aside from Pubs that stop serving food at 8 or 9pm, and takeaways, we feel there is a gap in the market for casual all day and late night dining, in particular in the summer months. I have been working in hospitality in Swanage for 12 years in various businesses so I am confident in the gap in the market.

I hope the comments can satisfy the queries from the representative, and I would just point out that one premises should not be compared to another as each application is individual.

I have also attached the Licence conditions from Dorset Police which will be applied to the Licence.

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- 7. Any patrons leaving the premises solely to smoke will not take any drinks outside with them at any time.**
- 8. Any persons under the age of 18 must be accompanied by an adult over the age of 18 after 2000hrs.**
- 9. A risk assessment will be carried out in relation to the requirement of SIA trained staff for special events and anticipated busy periods. A copy of the risk assessment should be made available to an authorised officer of the Licensing Authority or Dorset Police upon request and be retained for a period of at least 6 months.**
- 10. All off sales to be decanted into plastic containers.**

I hope you find this information useful.

Best wishes

Karen

Licensing Team