

Re: Representation 4 St Edmund Street

From [REDACTED]

Date Sun 28/12/2025 08:30

To Licensing [REDACTED]

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Dear Kathryn,

Thank you for forwarding the applicant's response.

We appreciate the considerate tone and stated intentions. We also note the Police and Environmental Health conditions, which were considered within our original representation.

However, the response does not appear to engage with the matters raised by residents, which are based on identifiable gaps in the assessment of predictable risks and preventable outcomes, informed by lived experience, local ground truth and past enforcement within this Cumulative Impact Area (CIA).

This is a new premises licence within a CIA, in a building with a fully glazed frontage, adjoining and in close proximity to residential accommodation.

While we acknowledge the proposed operation and the mixed-use nature of the area, this application must be considered on its own merits. Nearby licensed premises operate under a range of historic licence conditions — some with noise management plans, some with assessed noise impacts, and some with conditioned security arrangements.

Experience locally demonstrates that premises with proportionate, enforceable conditions - rather than reliance on intentions alone - present significantly lower risk and impact, particularly during peak seasons and hours, and where noise at source is actively managed and monitored. That same experience demonstrates that smaller venues cannot be assumed to present low risk to the licensing objectives.

Intentions, however well meant, cannot be conditioned. A premises licence is an enduring permission that may outlast the current operator or evolve under commercial pressures. Residents are therefore seeking proportionate, targeted and enforceable safeguards to prevent predictable impacts, rather than reliance on reactive measures once preventable harm has occurred.

There is also a foreseeable risk to effective noise enforcement where unconditioned noise escape from this and adjoining premises may prevent officers from confidently attributing nuisance to a specific source, resulting in public nuisance that cannot be formally resolved.

We understand the applicant has indicated a willingness to engage, and we share that view. Our concerns can be summarised as follows:

- The current conditions rely heavily on commendable but unenforceable intent, which cannot secure the licensing objectives.

- Noise impacts through the fabric of the building, including internal flanking to adjacent residences, do not appear to have been considered.
- Noise controls that rely solely on physical barriers do not address active management of music levels at source, nor provide for practical assessment of noise escape relative to background levels.
- Noise conditions that seek to control one form of entertainment but not another do not address foreseeable risk from recorded music after 23:00.
- Leaving the deployment of security staff to a risk assessment is supported, provided this is agreed with the Police and enables review of the assessment without requiring a full licence review should crime or public nuisance arise.
- There appears to be a mismatch between the business model described and the hours sought. The application does not differentiate between Friday–Saturday and other days, and extends licensable activities and opening to 01:00 during peak seasons and higher-risk periods. Aligning permitted hours more closely with the proposed operating model would provide greater clarity and reassurance.
- The use of TENs is likely to extend operation beyond the core hours assessed in the application, further impacting the CIA.

The measures sought do not need to be costly or onerous. They can be simple, proportionate, reflective of the business model described, and provide clarity and assurance for residents, operators and responsible authorities alike. In our view, such conditions would uphold the licensing objectives, support the applicant's stated intentions and help establish a sustainable, positive relationship with the local community as the business evolves.

If these matters cannot be resolved by agreement, we confirm that we wish our representation to proceed to determination by the Licensing Sub-Committee.

We remain open to constructive dialogue should the applicant wish to explore proportionate conditions prior to the hearing.

Kind regards,

[Redacted Signature]

For Respect Weymouth (North Harbourside)

Sent from my iPhone

On 23 Dec 2025, at 14:24, Licensing [Redacted] wrote:

Dear [Redacted] following your representation to the new premises licence application for 4 St Edmund Street, Weymouth, I forwarded your comments to the applicant and they have responded as follows:

Thank you for taking the time to raise your concerns regarding the premises licence application for 4 St. Edmund Street.

We fully recognise and are sympathetic to the long-established residential nature of some of the surrounding properties, we appreciate the importance of ensuring that our operation does not adversely impact those living nearby beyond the level already associated with existing businesses in what is a high-traffic, mixed-use area of both commercial and residential premises.

First and foremost, we wish to emphasise that our new venture will operate predominantly as a daytime-led café/bar, trading seven days a week with normal business focused on daytime hours. Evening and night-time opening will be limited and generally confined to weekends (Fridays and Saturdays) rather than forming part of routine daily operations.

Our intention is not to create late-night disturbance or introduce a use of the premises that is incompatible with the residential parts of the area.

We have also deliberately applied for licensable trading hours that are in line with or more limited than other nearby licensed premises. For context, The Tin Cat (formerly The Golden Lion) directly opposite is licensed until 2 am, a busy 24 hours taxi rank operates next door, and The Rendezvous and The Closet nightclubs nearby trade until 4 am. Our proposed hours are significantly more conservative in comparison.

We are committed to operating the premises responsibly and in full accordance with the Licensing Objectives, with particular emphasis on the prevention of public nuisance. To support this, we will implement a range of measures, including:

Robust noise-management procedures, including keeping inner doors and windows closed during periods of higher-level sound entertainment.

- Clear signage and proactive management of customer behaviour, particularly at closing time, to minimise noise or disruption as patrons leave.*
- Comprehensive staff training and strong management oversight to ensure full compliance with all licensing conditions.*
- There will be no disposal of glass and bottles between the hours of 22:00 and 08:00.*
- Implementation and (already shown) willingness to agree appropriate license conditions to prevent public nuisance.*

In addition, we wish to highlight the following points:

We will be occupying only the ground floor of the building, with the two upper levels retained by the landlord.

- We will enforce a strict no-drinks-outside policy to discourage loitering and to minimise pavement noise during operating hours.*

We want to reassure all residential occupants in the area that this premises will not operate as a nightclub-like venue. We have no intention of running the business in a way that diminishes residents' enjoyment of their homes. Our aim is to provide a well-managed, respectful venue that enhances the locality—offering a community-focused, daytime-led café/bar with only limited evening and night-time activity.

We hope this clarification helps address the concerns raised and demonstrates our commitment to a responsible and considerate operation. We remain fully open to constructive dialogue with residents so that any concerns can be addressed promptly and amicably.

Dorset Police have also requested the following conditions be added to the licence if it is granted which the applicant has agreed to:

- 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. Images of ID on mobile devices will not be accepted.*
- 2. All staff involved in the sale of alcohol will receive full training on their responsibilities under the Licensing Act 2003, including age verification, refusal of service and handling difficult situations. Training records will be signed and dated by the person undertaking the training as well as the person delivering the training. Refresher training will be provided at least every 6 months. All training records will be made available on request of an authorised officer or Police and kept on the Premises for at least 12 months.*
- 3. An incident and refusal log shall be kept at the premises. The log should include the date and time of the incident and/or refusal and the name of the member of staff involved. The log to be made available immediately on request to an authorised officer of the Council or the Police, which will record the following:*
 - 1. All crimes reported to the venue*
 - 2. All ejections of patrons*
 - 3. Any complaints received*
 - 4. Any incidents of disorder*
 - 5. All seizures of drugs or offensive weapons*
 - 6. Any faults in the CCTV system*
 - 7. Any refusal of the sale of alcohol*
 - 8. Any visit by a relevant authority or emergency service*

4. A comprehensive CCTV system will cover all customer areas, including entrances and exits. 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 28 days with correct date and time stamping. Recordings shall be made available upon the request of Police or authorised officer throughout the preceding 28 day period.
5. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises or contactable at all times when the premises is open. This staff member must be able to show a Police or authorised council officer recent data or footage with the absolute minimum of delay when requested.
6. CCTV shall be downloaded on request of the Police or authorised officer of the council.
7. Appropriate signage advising customers of CCTV being in operation, shall be prominently displayed in the premises.
8. A documented check of the CCTV shall be completed weekly to ensure all cameras remain operational and the 28 days storage for recordings is being maintained.
9. There shall be a written drugs policy detailing the actions to be undertaken to minimise the opportunity to use or supply illegal substances within the premises. Training of staff in relation to this policy shall be recorded and available for inspection by an authorised officer at all reasonable times. Records shall be retained for at least 12 months.
10. The use of polycarbonate/plastic drinkware will be risk assessed during anticipated busy periods.
11. The holder of the licence shall undertake a risk assessment with regard to the deployment of SIA Door Supervisors at different times of the day and on different days of the week to determine whether it is appropriate to deploy door staff on those days and/or at any other time(s) and to then implement the outcome of the risk assessment. A copy of the risk assessment should be made available to an authorised officer of the Licensing Authority or Dorset Police upon request and for a period of up to 6 months.
12. Only Door Supervisors who are accredited by the Security Industry Authority (SIA) shall be employed to undertake door supervision activities. When deployed, a record shall be maintained on the premises by the Door Staff.
13. The record will contain consecutively numbered pages, the full name and full 16-digit registration number of each person on duty, the employer of that person and the date and time he/she commenced duty and finished duty (verified by the individual's signature).
14. The record will be retained on the premises for a period of twelve months from the date of the last entry and made available to an authorised officer from the Licensing Authority or Police on request.
15. A dispersal policy shall be adopted by the premises to ensure minimum disruption from customers to neighbouring properties.
16. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
17. All off sales of alcohol shall be made in plastic containers. No glass shall be taken from the premises.
18. A procedure for dealing with unwell members of the public will be in place including those who appear to be affected by alcohol or drugs. Staff will be appropriately trained in such procedures.
19. When customers leave the premises to smoke outside, they will not be permitted to take drinks out with them.

Environmental Health have also requested the following conditions to be added, which again the applicant has agreed to if the licence is granted:

- The Licence holder shall erect and maintain clear and prominent notices displayed at all exits requesting the public to respect the needs of residents and to leave the premises and the area quietly.
- There will be no disposal of glass and bottles between the hours of 22:00 and 08:00.
- When live music takes place inside the premises the fixed inner porch door and windows will be kept shut, maintaining a physical barrier to music and the outside.

I am required under the Licensing Act to ask if the above points have, or have not, alleviated your concerns and if you are now satisfied with the application. Due to the time constraints surrounding an application I would be grateful if you could please let me know by **2 January 2026** whether or not you wish to have your representation withdrawn.

If you wish to continue with your representation, your comments will be included in the report which will be heard by the Licensing Sub Committee taking place on 13 January 2026 at the Dorset Council Offices, County Hall, Dorchester.

I would also like to inform you that any premises that holds a licence under the Licensing Act 2003, can be subject to a review at any time if an establishment fails to satisfy one or all of the four licensing objectives. (The prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm). A review would be heard at a Licensing Sub Committee where conditions or restrictions may be added to the licence to resolve outstanding issues.

Please do not hesitate to contact me if you have any additional queries or would like to discuss the matter further.

Many thanks

Kathryn Miller
Senior Licensing
Officer
Public Health &
Prevention
Dorset Council

01305 838028

dorsetcouncil.gov.uk

Lines are open:

Mon – Friday - 9am-12pm



Dorset
Council



From: [REDACTED]

Sent: 17 December 2025 10:36

To: Licensing [REDACTED]

Cc: Aileen Powell [REDACTED]

Subject: Representation 4 St Edmund Street

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Good morning,

Please find attached a representation in respect of the above application.

It is made by the community group *Respect Weymouth (North Harbourside)*, which I submit in my capacity as Chair of the group.

I would be grateful if you could acknowledge receipt.

The group supports the application in principle. I have met with the applicant, who has indicated a willingness to explore additional measures. The group is likewise willing to engage constructively to seek agreement where possible, without the need for a hearing.

Kind regards,

[REDACTED]