

APPENDIX 4

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Susan Vert

From:
Sent: 21 June 2020 13:35
To: Liquor Licensing
Subject: Application for a Variation of a Premises Licence - Kork, 74 Whitley Road, Whitley Bay, NE26 2NE

EXTRNL

Good Afternoon

We are contacting you in connection of the above application.

We would like to raise our objection for the type of application and times and days that this business is intending to trade.

This is a residential area with very limited parking facilities which we have to share with the businesses in this part of Whitley Bay. Most of these businesses tend to close at a time when residents can then use the parking bays in W7 when they finish work.

We feel that this will put an extra strain on the already stretched facilities to a much greater extent than when these premises traded under Boda Home. Seven days a weeks from 9am to 10pm is excessive. The extra noise and traffic coming at a later time of night than is current is also something we object to and we can see by the plans that there is going to be tables set outside which will bring more noise to the area.

Whitley Bay is saturated with eating places, pubs and cafes and we strongly object to this application.

Kind regards

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Sent from Mail for Windows 10

19 July 2020

North Tyneside Council
Licensing
Block C
The Killingworth Site
Harvey Comb
Killingworth
Newcastle upon Tyne
NE12 6UP

Cc: John O'Shea, Councillor for the Whitley Bay Ward

Dear Sir/Madam

Alcohol Licence Application from Kork, 74 Whitley Road, Whitley Bay

Our objection going forward from the draft letter we received from Councillor John O'Shea which advised that he had been contacted by Shawn Darling-Cooper who had indicated the following:

- Drinking on the outside tables would not be allowed after 8:00 pm
- There would be no external music
- The premises would only be open Wednesday until Sunday.

The first point above about not being allowed to drink outside after 8:00pm indicates that they can drink inside until after this time.

On the second point about being no external music. The noise expected from people leaving the premises after 10:00pm at night is probably going to be more of an issue.

On the third point about the premises being open Wednesday until Sundays. Our concerns are that once a licence is made and agreed for 7 days a week for times **indicated up to 10pm how are the local residents guaranteed that either Mr Darling-Cooper or a future owner/lessee of the business premises won't change their business strategy.**

The licence applied for will not show the changes as in the indications above and this would make it much harder for residents to object in the future if Mr Darling-Cooper decides to change how often and how late the shop is open to sell alcohol on the premises if the licence is granted on how it has currently been applied for.

It may be cynical but we would imagine most businesses would try to maximise profits and this could mean that Kork's could slowly be opened more often and to later times of night.

This is not an objection to small businesses in this area as there are others based here but to the type of business that Kork's will be.

For residents who have children who play along this stretch of path these plans I think would restrict how parents would allow them to use this area if a business of this type is allowed.

As previously indicated, we do think that this will impact on the local residents due to noise levels particularly if people are sitting outside the shop premises or leaving after 10:00pm at night. No matter how good people's intentions are it is highly unlikely that once people have had a couple of alcoholic beverages that they would be able to keep noise levels down. The block of flats facing Kork's all have bedrooms facing these businesses so this could impact those residents most.

I also think that Mr Darling-Cooper rather than drumming up support via Instagram could have made his plans known to the residents in the immediate area before deciding to apply for a change to the alcohol licence especially as a lot of people would not know how to use Instagram or other media like this.

Most residents here didn't even realise that there had been an application of this type made. If you didn't read the small notice in the bottom left-hand side of the window then there was no other communication given to the local community.

All Mr Darling-Cooper's friends and family are obviously going to support him on Instagram but at the end of the day this will not be on their doorstep and I think consideration should be given to residents and their concerns as the majority of people who will visit Kork's will live further afield.

After all the years of complaints about the South Parade area the worry is that if this business is granted permission for an extended alcohol licence to sell on premises until this time of night, it will open a precedent for future applications in this area.

We hope you take these objections into consideration before coming to any decision.

Yours faithfully

Gary Callum

From: John O'Shea (Cllr)
Sent: 27 June 2020 10:20
To: Liquor Licensing
Subject: 74 Whitley Road

I wish to object to the recent application for the above premises.

The premises in located in a residential area of Whitley Bay and I have concerns that the late night opening hours and drinking outside of the premises will lead to significant noise nuisance in this residential area.

I would like to make these representations to the Licensing Committee in the event that a hearing is called.

John O'shea

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Rec 08 07.20

25th June 2020

To Whom it may Concern

I am writing to complain about the application for the variation of **74 Whitley Road, Whitley Bay, NE26 2NE – Kork Wine and Deli.**

I am highly against the shop being open seven days a week and particularly them wanting to be open until 10 pm every day. This is unreasonable and shows a complete disregard for what is a residential area. Another major concern is them proposing to have tables outside. This would generate anti-social behaviour and unwelcome noise. I live directly opposite the shop with my mother, whose bedroom is at the front of the property. Most evenings she is in bed before 9.00 pm and sleeps with her window open. She leaves for work before 6.30 am. I know having tables of people directly across the road would prevent her from getting to sleep. There is absolutely no need for this business to be open so long. There are any number of shops, pubs and restaurants close by that sell alcohol. The area quite simply does not need another one and local residents don't want it on our doorstep.

Parking has long been an issue at this part of Whitley Road. It is common not to be able to get a space on Whitley Road, even the streets off it including Alma Place and Egremont Place. Just last night, three vehicles parked on my side of Whitley Road (with a yellow line). This highlights how difficult it can be to get a space. The extended opening hours would only make this situation worse.

I sincerely hope you consider residents' concerns and objections regarding this application.

Yours faithfully



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REC 6 07 20

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3 July 2020

North Tyneside Council
Licensing
Block C, Killingworth Site
Harvey Combe
Killingworth
Newcastle upon Tyne
NE12 6UB

Dear Sir/Madam

I am writing to complain about the plans to what was Boda Home (74 Whitley Road, Whitley Bay, NE26 2NE). I am strongly against the plans of Kork Wine, particularly them wanting to be open seven days a week until 10 pm and to have tables outside. This is a residential area and I feel the property would be more suitable as another flat. There are any number of **local businesses selling alcohol.**

I am 76 years old and my bedroom is at the front of the property. I am concerned about breach of the peace and anti-social behaviour. This has always been a quiet part of Whitley Road. I sincerely hope you consider residents' concerns.

Yours faithfully

[Handwritten signature]

Gary Callum

From: Liquor Licensing
Sent: 07 July 2020 11:40
To: Gary Callum
Subject: FW: Application for a Variation of Licence re Kork, 74 Whitley Road, NE26 2NE

FYI

From: Gary Callum
Sent: 06 July 2020 20:39
To: Liquor Licensing <liquor.licensing@northtyneside.gov.uk>
Subject: Application for a Variation of Licence re Kork, 74 Whitley Road, NE26 2NE

EXTRNL

Good Evening

I am writing in connection with the above application and to advise you that I strongly object to the plans of Kork Wine. It is completely unreasonable for them to want to trade until 10.00 pm seven nights a week. This part of Whitley Road has always been a quiet residential area and their wish to be open so late is not in keeping with the few other adjacent shops that close at 5.00 pm (with the exception of Splinters that closes on occasion slightly later once or twice a week). This part of Whitley Road is the opposite of where there are numerous restaurants and takeaways further along the road.

I am also strongly opposed to them wanting tables outside in the warmer months. All of the properties on my side of the road have bedrooms that face onto the street. If I have my windows open and people walk past talking, I can often make out what they are saying. I (and other residents) do not want multiple people sitting opposite drinking on the street. This would cause noise pollution and would be made worse by people getting rowdier due to drinking and most likely result in anti social behaviour. There is a concern that if tables were allowed on the street, drinking could continue after 10 pm if a round of drinks has been ordered in the last fifteen or twenty minutes of trading. As a keyworker, I often have to go to bed early and I know I would be greatly disturbed by the breach of my peace directly over the road from my property which would prevent me from sleeping.

I would normally support local businesses but the owners are not taking into consideration their neighbours.

I would be grateful if you could confirm receipt of this email.

Regards

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 23:19
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:18 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

- Fitness of Licence Applicant
- Prevention of Crime Disorder
- Prevention of Public Nuisance
- Protection of Children from Harm

Comments: 11:18 PM on 07 Jul 2020 I have bought wines from Shawn at Kork over lockdown to brighten our weekends. He is professional and thorough, knowledgeable and reliable; just what you'd want in a good licensee. He provides a service that is likely to a great addition to Whitley Bay, it is a high end service that isn't likely to cause disorder nor are people who drink in Kork likely to over indulge, rather the

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 21:18
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:18 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Amenity/Trade/Resident Group Comments

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 9:18 PM on 07 Jul 2020 I fully support this venture and the type of business they are and the type of service they are offering is a lovely idea which will help boost spending in the area and it is not going to result in extra noise or an increase in anti social behaviour. It will be a family friendly place to grab a bite and a drink and some shopping and I don't mind one bit (and I live very near to it!).

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 21:14
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:14 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 9:14 PM on 07 Jul 2020 I believe that Kork having a licence will not have a detrimental impact on the surrounding residential area. It will not be opening late and will not cater for customers who will be drinking heavily. Their business is founded on the appreciation of good wine and I don't believe that offering their customers a glass of wine will have any negative social issues for the area. Other areas of Whitley Bay have successfully managed to open licensed premises alongside residential properties. The residents along park view and the adjacent side streets have no issue with much larger licensed premises than Kork.

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 20:24
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:24 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Speaking right request - not allowed

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - Fair and Open

Comments: 8:24 PM on 07 Jul 2020 Please allow this licence change, it will have no effect/ increase on anti social behaviour, it will simply provide a better level of service to its customers and will only attract more people to the local area.

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 20:23
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:23 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

- No Objection
- Opening Hours
- Planning

Comments: 8:23 PM on 07 Jul 2020 I write in support of the application. This area of business in Whitley Bay has struggled in recent years and positive investment should therefore be encouraged. The unit size is small and I feel unlikely to cause much harm or disturbance and the target audience is unlikely to be younger users or have a sufficient size for antisocial behaviour. Without the licence the shop would be unable to operate and therefore could result in another empty unit in Whitley Bay. Similar small deli/ food / drink operators are present in Cullorcoats and Whitley Bay centre, having this additional licensed premise should be welcomed for jobs, support of the adjacent businesses attracting more customers. There is ample short stay parking and a main bus route

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 19:50
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:50 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 7:50 PM on 07 Jul 2020 I fully support KORK's aim to bring something new and interesting to Whitley Bay. KORK will first and foremost be a wine shop and delicatessen, not a bar for people to get drunk and rowdy. There will be zero neighbourhood disruption from what they'll be offering. I can only see this being a great addition to Whitley's growing independent trade and I see no reason why it can't thrive and be a much valued business for locals.

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 17:39
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:39 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - Fair and Open

Comments: 5:39 PM on 07 Jul 2020 It would be great to see a new independent business open in Whitley Bay which will also support other small businesses by selling local produce.
It is a unique business which will draw in new clientele to the area and therefore enhance other local businesses.
As it is only a small shop which will use a licence to allow customers to sample their produce, it is clear that this will not pose a threat to the public or will create any nuisance.

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 17:33
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:33 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Amenity/Trade/Resident Group Comments

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - Fair and Open
- No Objection

Comments: 5:33 PM on 07 Jul 2020 Hi,

I would just like to register my support for Kork Wine & Deli in attempting to attain a license to serve food and drink on site. I believe a unique and relaxed wine bar would be a great addition to the local area, making it a more sought after place to live. The development of both the Spanish City area and Park View have been a proven success, and I believe it is time for that development to expand into other areas of Whitley Bay.

This wine bar is not large and, given the price point, is unlikely to lead to any antisocial or overly drunken behaviour from its patrons. I therefore fully support their efforts to bring something new to the locals.

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 16:28
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:28 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 4:28 PM on 07 Jul 2020 I believe Kork will be a great addition to North Tyneside and the North East as a whole. They are going to be selling a relatively new but growing quickly style of wine which is currently unavailable to buy locally.

One of the key elements of introducing new customers to low intervention (or natural) wine is to be able to give customers a taste of the wine. Being able to sell wine by the glass I believe will be vital to this exciting new business and I can no way see how it would lead to any problems or antisocial behavior.

The target customers for Kork will be people of want to enjoy the taste and flavour of the wine, not to get drunk. The price per unit will also discourage any binge drinking with bottles starting at above £10 I can only imagine

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 16:28
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:27 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 4:27 PM on 07 Jul 2020 I understand what they are trying to offer and believe it would bring something unique to Whitley Bay. It would encourage me to go to the area looking for a different experience - when I might not have done so before.

Therefore I think this will support a local business, bring in wider economic benefits and all for no downsides - no additional noise, no antisocial behaviour, maybe just some more customers - which is a good thing!

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 15:44
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:44 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: REQUEST TO SPEAK AT COMMITTEE

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 3:44 PM on 07 Jul 2020 Kork Wine and Deli are first and foremost a wine shop and delicatessen. The request for an on licence is to allow customers to sample natural wine before they buy or enjoy a glass of wine whilst having small deli plates on the premises. There is no intention for this to be a rowdy bar. There is only plans to have seating for around 12 people. Loud music will not be played within the shop but there will be a radio played as background music. There will be no disturbance to the local neighbours and laws against public nuisance will be strongly adhered to. The shop will be an added value to the community and there is nothing like this in the area.

From: publicaccess@northtyneside.gov.uk
Sent: 07 July 2020 15:22
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/20/0988/LAPRE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:22 PM on 07 Jul 2020 from

Application Summary

Address: 74 Whitley Road Whitley Bay Tyne And Wear NE26 2NE

Proposal: Premises Licence

Case Officer: Susan Vert

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

Comments: 3:22 PM on 07 Jul 2020 I fully support this application. The nature of the product and premises is not one that will encourage or result in excessive drinking. It is simply a continental approach allowing customers to sample the fantastic products they stock. I do not think it is a product that will appeal to people looking to drink to excess or in any anti-social way.