

**Paul Holliday**

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**From:** john martin [REDACTED]  
**Sent:** 07 November 2022 15:07  
**To:** Paul Holliday  
**Subject:** Re: Premise address: Koza Bar and Kitchen, 30 South Street, Epsom KT18 7PF

07<sup>th</sup> November 2022

Hi Paul,

Thank you for your reply. There are still some matters that I am concerned about. You state the premises is to be operated as a restaurant yet the 'Sign' that has been put above the premises clearly states 'Bar-Kitchen'. Also, the conditions below states that alcohol will only be served with food yet I can see from looking through the window that there seems to have been a bar erected in the center of the premises.

What also concerns me is that the notice that was put up in the window (see attached) is stating late night refreshments 23.00 - 00.30 Thursday - Saturday, this looks like it is trying to attract those who leave other premises when closing to go to this premises solely for alcohol, it also seems totally inappropriate for a restaurant to be open until 00.30 when other eating establishments in this area close at 23.00. The noise people are going to be making when leaving at 00.30 will be going to go on until 1.00 or later in a residential area.

Another concern is there clearly seems to be a beer garden/patio area constructed to one side of the premises, yet there is no mention of this on your list or the notice placed in the window. When the premises was previously open the noise late at night from the beer garden was horrendous as people ended up standing on the public footpath outside while drinking and smoking.

One other thing is why wasn't it sent in the post to all the residents in the area about this premises applying for a late-night alcohol licence? I only just seen the notice in the window in time to contact you before the closing date as there are always work vans parked in front of the premises where the notice was displayed. I live in 35 South Street, Epsom, and having talked to other residents in 33 South Street, Epsom, they have said they would have liked to put in their concerns about what is being proposed by the new owners to the Council also, as they have also previously been affected by noise/disturbance from this premises.

Kind Regards,  
John Martin.

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**From:** Paul Holliday <PHolliday@epsom-ewell.gov.uk>  
**Sent:** Monday, November 7, 2022 10:01 AM  
**To:** j [REDACTED]  
**Cc:** Lisa Rasores <LRasores@epsom-ewell.gov.uk>  
**Subject:** RE: Premise address: Koza Bar and Kitchen, 30 South Street, Epsom KT18 7PF

Dear Mr Martin,

Could you advise whether the conditions below satisfy your initial concerns? I'm having to start writing the committee papers, if you could please let me know by the end of today if you consider a hearing to be no longer necessary.

Many thanks

Paul Holliday  
Principal Licensing Officer  
Epsom & Ewell Borough Council  
Tel: 01372 732449  
Email: [pholliday@epsom-ewell.gov.uk](mailto:pholliday@epsom-ewell.gov.uk)

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**From:** Licensing  
**Sent:** 03 November 2022 16:49  
**To:** [REDACTED]  
**Cc:** Lisa Rasores <LRasores@epsom-ewell.gov.uk>  
**Subject:** FW: Premise address: Koza Bar and Kitchen, 30 South Street, Epsom KT18 7PF

Dear Mr John Martin,

Thank you for your representation with respect to Koza Bar and Kitchen.

In their application (attached) the applicant has set out various steps about how they will run the premises ('the operating schedule'). A licence if granted will as default have conditions attached that are consistent with the steps set out in the operating schedule.

Based on the operating schedule of the application the following conditions would be attached to the Koza Bar if granted;-

- 1 The premises will be operated as a restaurant (Page 4 First sentence)
- 2 The alcohol will be supplied for consumption on the premises only (Page 4 Para 1 and Page 20 General)
- 3 The alcohol shall only be supplied to customers with a substantial meal whilst the customers are seated (Page 4 Para 1)
- 4 No vertical drinking will be permitted (Page 4 para 1 and Page 20 General)
- 5 When alcohol is not on display, the alcohol will be stored in the basement in a locked room not accessible to customers (Page 4 Para 1)
- 6 The spirits and alcohol on display to customers will be kept behind the bar and customers shall not be permitted behind the bar.  
( Page 4 Para 1)
- 7 There shall be no live music or DJ's. The only music will that shall be provided shall be soft background music (Page 4 para 1)
- 8 The licence holder will adopt a challenge 25 age verification policy (Page 4 para 2 and Page 20 General and B Prevention of crime)
- 9 All staff shall receive training in the sale of alcohol.(Page 20 General)
- 10 A suitable stocked first aid kit shall be kept on the premises
- 11 A CCTV system shall be in operation inside and outside the premises (Page 20 Public safety C)

- 12 CCTV images shall be retained for at least 12 month (Page 20 Public safety C)
- 13 A notice shall be displayed on the premises reminding customers that this is a residential area and to be considerate when leaving (Page 21 Prevention of public nuisance D)
- 14 A zero tolerance policy to drugs shall be in operation (Page 20 Prevention of crime B)
- 15 An accident book and refusals book shall be kept and made available to authorised officers on request (Page 2 General)
- 16 Customers shall not be permitted to bring their own alcohol onto the premises (Page 20 Prevention of crime)

It would appear that a number of these conditions address the concerns raised in your representation. Do these address your concerns sufficiently that you would withdraw your representation?

Please let me know either way. Should you wish to proceed with your objection then please provide your address so we can write to you with information concerning the hearing. The next steps would be that the applicant would be forwarded your representation to see if agreement can be reached between the two of you as to any further measures that need to be put in place to address your concerns.

If you would like to discuss the application with me my number is 01372-732449. I am in and out of meetings all day tomorrow (Friday), so if you prefer you can e-mail your mobile number and I can phone you when I'm free.

Regards

Paul Holliday  
Principal Licensing Officer  
Epsom & Ewell Borough Council  
Tel: 01372 732449  
Email: [pholliday@epsom-ewell.gov.uk](mailto:pholliday@epsom-ewell.gov.uk)

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**From:** john martin [REDACTED] >  
**Sent:** 31 October 2022 13:25  
**To:** Licensing <[licensing@epsom-ewell.gov.uk](mailto:licensing@epsom-ewell.gov.uk)>  
**Subject:** Premise address: Koza Bar and Kitchen, 30 South Street, Epsom KT18 7PF

Dear Epsom-Ewell Council

31<sup>st</sup> October 2022.

I am objecting to the Application For A Premises Licence for the - Koza Bar and Kitchen, 30 South Street, Epsom.

The reason for objecting is that I live across the street from the Koza Bar and have had to endure the Pub previously having music/alcohol and the trouble this caused. When the Premises was known as The Rocket Bar, there were numerous occasions of excessively loud music, fighting outside on the street, and rowdy behavior late into the night. The music was so loud that even when the windows were closed there was a constant background noise, it has to be considered that this is also a residential street and if music is going on past midnight it is going to impact on peoples sleep.

As well as the loud music there are people coming outside smoking and bringing alcohol outside and making noise, drunken people leaving and congregating outside well into the early hours generally acting is a loud rowdy behavior, also causing problems with the traffic on a very busy South Street. Also, I'm sure the council is aware of the many, many times the police had to be called to numerous fights outside of the bar and my partner and I felt extremely unsafe if we were walking home in the evening due to the rowdy drunken behavior of people leaving the Premises and hanging around on the street.

We really do not want this to start again with the new Koza Bar and we feel that the use of 'kitchen' for the premises is just a way to get a licence for serving alcohol and putting on noisy music and attracting young people who will cause constant disruption to the Residents on South Street.

Regards,  
john Martin.

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