

**From:** Morris, Adele

**Sent:** Friday, January 7, 2022 8:21 PM

**To:** Krishnan, Anusyutha <Anusyutha.Krishnan@southwark.gov.uk>; Noakes, David <David.Noakes@southwark.gov.uk>; Chamberlain, Victor <Victor.Chamberlain@southwark.gov.uk>

**Cc:** Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>

**Subject:** RE: Consultation - New premises licence application - Ground and Basement Commercial Unit, Arches B,C,D&E, Montague Close

Dear Licensing

I object most strongly to this licence on the following grounds:

This is in the Borough and Bankside Cumulative Impact Policy area. Despite this, since it was introduced some years ago tens of new bars and restaurants have been approved in this area. In the Borough Market area alone, at least 16 new restaurant licences have been approved this year!

The Cumulative Impact Policy was introduced as a way of managing the noise, nuisance and alcohol related ambulance call outs in the area.

This application is for a crazy golf venue, where alcohol will be served. The website makes it crystal clear that there will be no food available on the premises. There is therefore no reason why this application should be approved, as that is contrary to policy for this area. Also, I note that the hours of opening on the website are different from those on the application. <https://www.plonkgolf.co.uk/private-hire-borough-market/>

I would also add that there are hundreds of residents, including children, living in the vicinity of this application and whilst the council seems happy to endorse it as party central, the residents are fed up of all the disturbance, urination, vomiting and general rowdy behaviour that will only be exacerbated by the opening of another venue providing alcohol without even a scrap of food to absorb it.

I therefore ask that this application is refused on the grounds of all four licensing objectives plus the Cumulative Impact Policy.

Best wishes

Councillor Adele Morris

Borough & Bankside Ward

Chief Whip, Southwark Liberal Democrat Group

Vice Chair, Planning Sub Committee A and Licensing Committee

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# LIVING BANKSIDE

Email to [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

Dear Sirs,

I wish to **object** to this application.

**“PLONK BOROUGH”, Montague Arches, Licence 876445**

## **EXECUTIVE SUMMARY OF THE OBJECTION**

### **SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES; LACK OF CONSULTATION**

1. **Lack of Consultation**
2. **Are the hours applied for the actual hours? Does the licence application cover the activities this applicant offers on their website?**
3. **Site context relevant to the 4 Licensing Objectives**
4. **Cumulative Impact Zone**
5. **Servicing; no legal parking for taxis and Ubers: precedents for refusal**
6. **The protection of children from harm**
7. **The prevention of crime and disorder**
8. **Public safety**
9. **The prevention of public nuisance**
10. **Numbers not stated**
11. **Conditions**
12. **APPENDIXES A Photographs of the affected streets**

## 1. LACK OF CONSULTATION OR ENGAGEMENT WITH AFFECTED RESIDENTS , ORGANISATIONS AND BUSINESSES

It is notable that this applicant has not offered any consultation with residential neighbours or any community organisation or even neighbouring Southwark Cathedral before putting in the application. If they had, we would have explained the issues about noise, taxis, Ubers and servicing. As it is, the licence application shows zero consideration and makes no offers of mitigation as to the impact on the many residential, institutional and business neighbours. We therefore ask for it to be rejected on the grounds that it contravenes the Licensing Objective of Preventing Public Nuisance.

It is notable that this licence has been slipped in during the busy Christmas period.

And despite the licence application going in on December 24<sup>th</sup> 2021, “Plonk Borough” is publicizing an opening on January 7<sup>th</sup> 2022, blocking any kind of consultation with residents, the Cathedral, the Borough Market, the Ward Councillors. Screenshot from their site taken 24.12.21:

**CRAZY GOLF IN BOROUGH MARKET | 9 HOLE PLONK PARADISE**

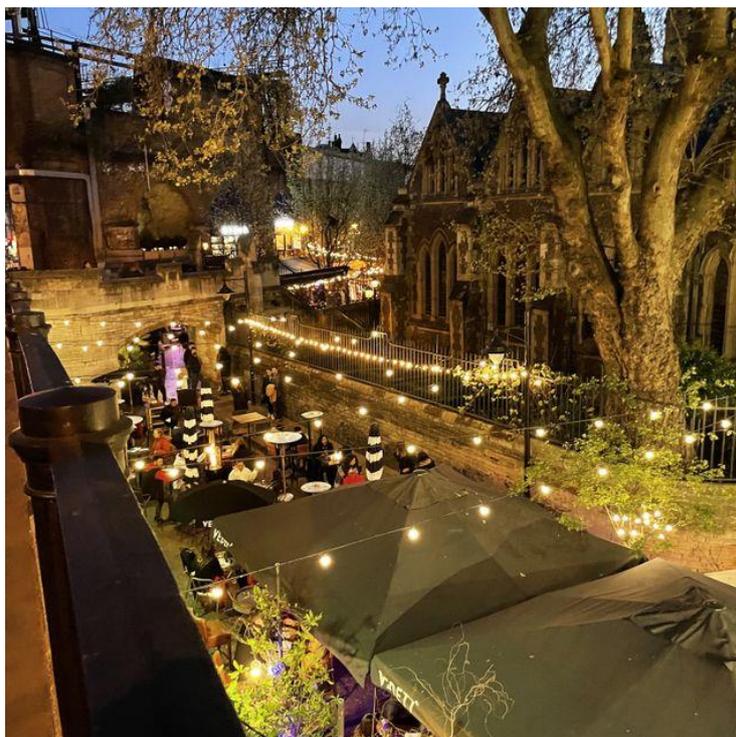
OPENING FRIDAY 7TH JANUARY

Hidden inside vaults of London Bridge in bustling Borough Market, our newest nine hole creation is opening just in time for the new year!

Is a noisy pinball arcade and bar appropriately sited just behind and in earshot of Southwark Cathedral? The image below shows the proximity of the premises (formerly 'On Your Bike') at right to the Cathedral's offices at left. Music and shouting will easily be heard at the Cathedral.



In the picture below, the Cathedral itself is seen at right, with the proposed premises at left.



**2. ARE THE HOURS APPLIED FOR THE ACTUAL HOURS? DOES THE LICENCE APPLICATION COVER THE ACTIVITIES THIS APPLICANT OFFERS ON THEIR WEBSITE?**

The “Plonk Borough” section of their website also shows much longer hours at this venue than are requested in the licence application. Another screenshot 42.12.21 from their site, “Plonk Borough” section:

**NORMAL HOURS:**  
**Tues – Sat: 12pm – 10.30pm**  
**Sun – Mon: 12pm – 7pm**

Working through the site, you can already make bookings for these hours: booking slot screenshot below shows that bookings can be made up until 22.00.

16:20	21:30
16:30	21:40
16:40	21:50
16:50	22:00
17:00	ALL

It is possible to book for 10pm on Friday 7<sup>th</sup> January, as this screenshot from 27.12.21 shows:

POWERED BY **designmynight** ⌚ 8 minutes left

1. Your order (£13.20) > 2. Your details > 3. Payment

⌚ Please complete your purchase within 8 minutes. After 8 minutes, your tickets will be released to others.

Date / Ticket	Quantity	Price	Booking Fee**	Unit Total
7 Jan, 2022 <b>Plonk Golf - Borough Market</b> at Plonk Golf Borough Market,  22:00 - Peak Adult* <input type="button" value="+ DISCOUNT/VOUCHER CODE"/>	1	£12.00	£1.20	£13.20
			Total Booking Fee:	<u>£1.20</u>
			VAT:	£1.46
			Total To Pay:	<u>£13.20</u>
			Inc. VAT	

If the licence is for 8pm, the premises need to close at 8pm. So is the plan to ask for fairly innocuous hours – and then get an extension later? And just wing it until then?

Is “Plonk Borough” planning to open and sell alcohol without a licence in place?

Moreover, other Plonk venues have a ‘Boozy Bottomless Sundays’ concept (all you can drink in an hour) any time between 12 and 3pm. Another screenshot from the website 24.12.21:

Get jugs of Plonker’s Punch, buckets of beers and trays of shots  
in advance for discounted prices!

Both this offer and the Boozy Bottomless Sundays would appear to undermine licensing objectives to which the licence application binds the applicant (485: that the applicant shall not carry out, arrange or participate in any irresponsible promotions ... (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee).

The discrepancy between the Plonk website booking form, the offers shown on the website, and the licence are extremely worrying. We have recently seen an applicant (Red Bus, Clink Street) start selling alcohol from the day he applied for a licence, without waiting for a licence, without giving officers or the Committee a chance to evaluate his application. This casual (at best) attitude to Licensing legislation was a major factor in the Licensing Committee deciding against granting that applicant a licence and should therefore be so in this case too.

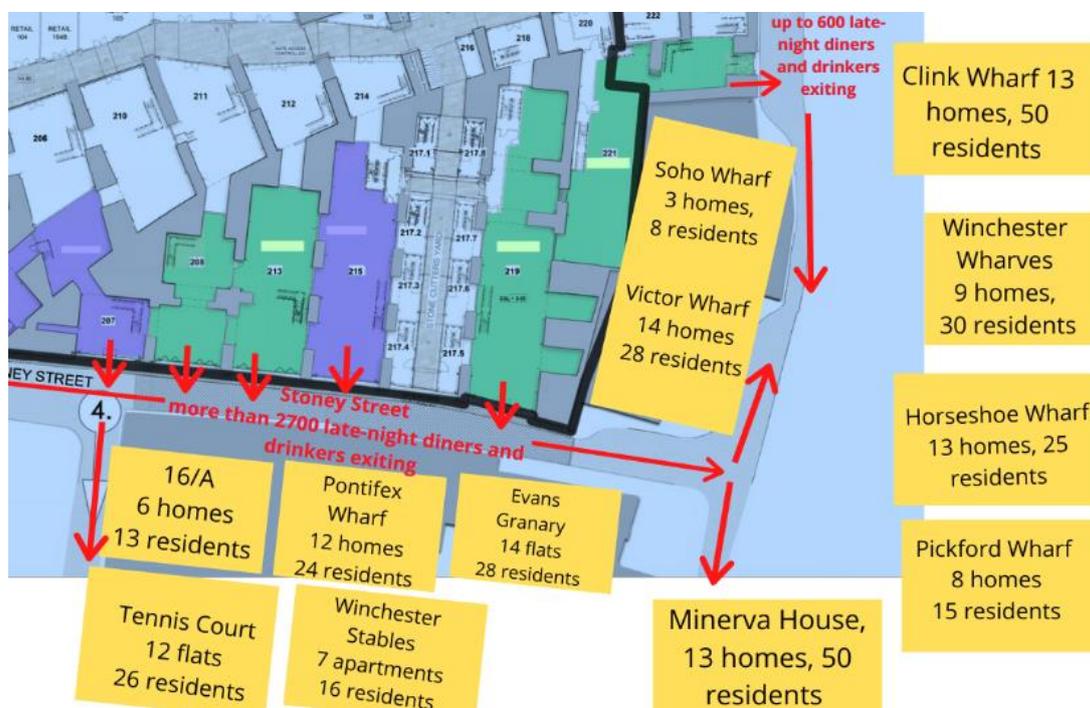
We would argue that the discrepancies alone here are enough to demonstrate that the Licensing Objectives are treated casually by this applicant and that this applicant cannot be seen as a responsible, respectful licensee who would prioritize the four Licensing Objectives.

**3. SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES;**

The premises are embedded in a longstanding residential community: patrons will be arriving and exiting past the homes of many residents and also Southwark’s Cathedral, just metres away. Some residents live so close to the premises that the voices of departing patrons would be audible inside their bedrooms, as would be the sound of their taxis, Ubers, mobile phone conversations, conversations while smoking and queueing outside. Elevated voices and music breakout would also be likely to interrupt religious services and quiet prayer inside the Cathedral.

The routes for late-night departing drinkers would take them past other residential properties too, depending on if they were going to Blackfriars Station, London Bridge mainline station or walking east or west along the river to continue their evenings.

Here are all the residents that stand to be affected by drinkers from these premises; also their taxis and Ubers.



**WINCHESTER WALK ZONE**

(16A (6), Tennis Court, Stables 25 homes 55 residents

**STONE STREET/PARK ST ZONE**

Pontifex (12), Evans Granary(14)	26 homes	52 residents
Borough Market residents		18 residents

**CLINK STREET ZONE**

Clink, Soho, Winchester, Horseshoe, Pickfords, Victor Wharves

**MONTAGU CLOSE ZONE**

Montagu Close (Minerva House)	13 homes	50 residents
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**4.CUMULATIVE IMPACT ZONE**

The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** permitting yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal or antisocial behaviour that draws on the resources of the police and hospitals, as well as sacrificing the amenity of residents, including children and impacting negatively on highways and air quality: all matters covered by the Licensing Objectives on safety, crime and nuisance.

Given the super-saturation of bars and restaurants in this area – there is no good reason to allow another large establishment, especially not with the Umbrella Project proposing a large bar, Hawksmoor already operating and 14 extra bars and restaurants about to open in Borough Yards, the biggest ones all being a few hundred metres from these proposed premises.

The word “Plonk” is a colloquial term for cheap alcohol. It is significant that this word is part of the premises’ name. This is the message that this applicant wants to send to their clients: cheap alcohol is available here. The name “Plonk Borough” would appear to indicate that selling cheap alcohol is the main *raison d’être* of this concept. As does the fact that there is no kitchen and no offer of substantial food. The licence is for purely drinking. The applicants’ plan claims that the golf area takes up 50 percent of space, but the red lines on the plans indicate that **they want drinking in 100 percent of the space, so the golf area is not relevant**. See the note circled in blue, confirming this situation, as well as the red lines surrounding all of the arches, passageways, staircases. The applicant is asking for nearly 400 square metres of drinking space.

## PLONK BOROUGH - MONTAGUE ARCHES - 1:110 AT A3

This plan has been drawn up to ascertain the usage of space across the arches.

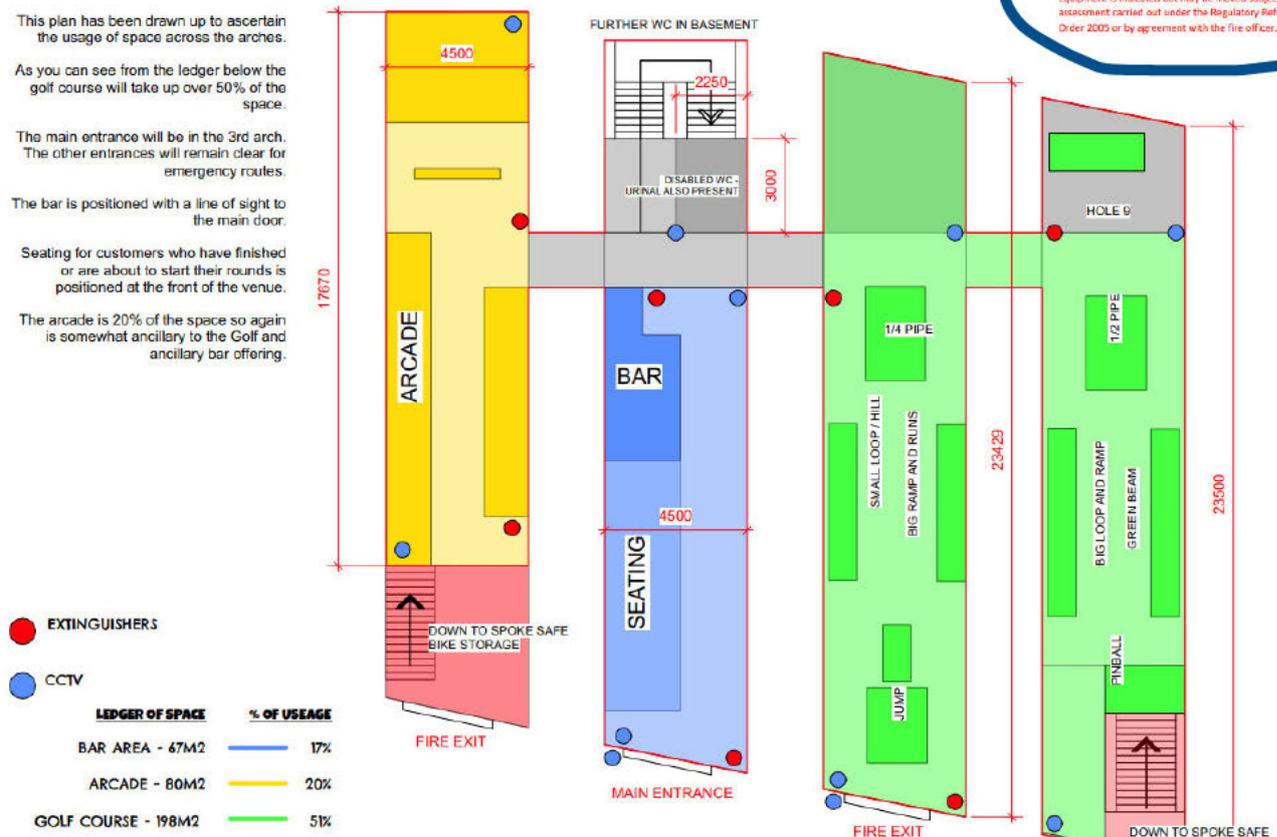
As you can see from the ledger below the golf course will take up over 50% of the space.

The main entrance will be in the 3rd arch. The other entrances will remain clear for emergency routes.

The bar is positioned with a line of sight to the main door.

Seating for customers who have finished or are about to start their rounds is positioned at the front of the venue.

The arcade is 20% of the space so again is somewhat ancillary to the Golf and ancillary bar offering.



**IMPORTANT:** Livable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officers.

Moreover, **the only entrance leads directly into the bar area.** Clients can come in to drink only, it appears, without even participating in golf or playing pinball machines. Indeed the application plan states 'The bar is position with a line of sight to the main door' – so people can clearly see that it is a bar.

Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. Borough Market has provided the following figures for people coming into the area on Fridays and Saturdays:

Friday daytime, 29 <sup>th</sup> Nov 2019 (9am – 6pm)	90,863
Saturday daytime (9am – 6pm)	127,191
Friday evening, 29 <sup>th</sup> Nov (6pm – midnight)	16,082

These tiny residential streets cannot accommodate another influx of drinkers on top of these figures. Moreover, as will be pointed out later, this licence for a huge 4000 square metre premises offers no cap on numbers, unlike the 14 licences recently granted at Borough Yards.

### 5.SERVICING; NO LEGAL PARKING FOR TAXIS, UBERS:

#### PRECEDENTS FOR REFUSAL OF LICENCES

There is no servicing plan offered for these premises. There is no legal parking outside.

Where will deliveries take place? When? Deliveries and cleaning, taking place out of hours, would prolong the noisy occupation of the site to the detriment of residents' sleep. Early morning activities, Evensong, funerals and weddings at the Cathedral stand to be disrupted.

The fact that the premises offer no control on servicing hours contravenes Southwark's policy:

## Extract from London Borough of Southwark Technical Guidance for Noise Amended November 2019:

### 5.8 Noise from Servicing Commercial Uses

Noise from servicing of commercial uses can cause complaints. This is particularly problematic where servicing takes place at night or in the late evenings or early mornings. The following standards apply:

Deliveries or collections to commercial units shall only be between the following hours:  
08.00 – 20.00hrs Mon – Sat and 10.00 – 16.00hrs Sundays and Bank Holidays

There is another kind of servicing: the taxis and Ubers of F&B patrons. These would be a problem in streets already logjammed (see APPENDIX A) to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

These premises are surrounded by tiny residential streets with no legal parking spaces for taxis waiting for clients. So taxis and Ubers will have zero recourse but to circle continuously or wait with idling engines, releasing toxins and noise, (and in summer with the taxi windows open playing loud music) under the bedroom windows of residents, including young children, in Stoney Street, Clink Street, Park Street, Montague Close, Winchester Walk.

**In two recent licensing applications for these exact premises (App 867078 Lockes Bar; App 867079 Adventure Bar) permission was refused precisely because of this lack of legal parking and stopping-places for taxis and Ubers in an area already saturated with late-night F&B.**

LICENSING SUB-COMMITTEE – 24 APRIL 2019

*'Licensing (as a responsible authority) also referred to the premises being situated in the Borough and Bankside cumulative impact policy area and that the applicant had not adequately rebutted the presumption that the premises would contribute to the crime and disorder in the area ...*

*The applicant here failed to demonstrate how they would not add to the cumulative impact. For example, when questioned, the applicant advised the sub-committee that they would direct taxis and Uber to wait away from residents, on the London Bridge side. However, this is on a red route and little thought was given to knock on effect this would then have on residents. On balance, the representations of the local residents and the responsible authorities were extremely persuasive. The sub-committee believed that the granting of this application would add to the overall cumulative impact of the area and therefore refused this application.'*

The new Uber regulations mean that drivers are paid so long as they sit in their taxis. This will encourage Ubers to cluster and wait in areas where they know patrons will emerge at some point.

This applicant has shown the same lack of thought as the previous applicants whose licences were rejected by the Committee. Southwark policy and Licensing Objectives have not changed since the

last licence proposal was rejected. Therefore, logically, this application should be rejected on the same grounds. However, there are so many more grounds for rejecting this one.

**The application contravenes the four key licencing objectives as follows:**

#### **6. THE PROTECTION OF CHILDREN FROM HARM**

There are a number of children under the age of ten living within a few hundred metres of the proposed premises. Most of these children have their bedrooms on the street. Their sleep stands to be disrupted by departing drinkers, as well as by music and elevated voices emanating from these premises.

We mention this because the videos on Plonk's website mostly feature very loud rock or rap music.

These children include a new baby born in May 2021.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We also wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander through residential streets, under the windows of apartments with children, and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm: for example, exposure to strong language and sexual expletives, or the sight of drinkers exposing themselves to urinate on their doorsteps.

There is a danger of cars, servicing vans and taxis impacting on and literally with children who are less visible than adults. Day and night, these streets are already full to capacity (Appendix A).

As mentioned, there is no legal place for patrons' taxis or Ubers to park and turn off their engines. The lungs of children are especially vulnerable to particulates PM2.5 and PM10. Idling cars release more and more dangerous particulates than those simply driving.

The entrance is via the bar. So children would have to walk through the bar and its drinkers to get to the amusement arcade or the golf.

Meanwhile, the 'amusement arcade', 20 percent of the space, presumably involves an element of gambling or a similar construct. In any case, noisy machines that could damage the hearing of children. There is no mention of any measures to stop under age youngsters from getting involved in this addictive gaming.



This is one of the amusement arcade devices pictured on the Plonk website. Such machines are known to be gateways to gambling addiction in children, according to industry watchdog, the Gambling Commission. The 2021 report of the Gambling Commission highlights the dangers of amusement arcades for children: [Gambling Commission publishes new report on children and gambling trends - Gambling Commission](#)

Moreover, the Gambling Commission also points out that tests on a sample of licensed in England indicate that almost 90% failed to prevent children accessing 18+ gaming machines. Much more information about the dangers of child gambling is available on the Gambling Commission's website.

Having checked the Southwark Licensing register, **there appears to be no application for a gambling licence on these premises – not even for a Family Entertainment Centre. Even a Unlicensed Family Entertainment Centre requires** a permit from the local licensing authority. Has this applicant put in for a licence or a permit? Or is the attitude similarly casual to the one about the hours for the premises licence?

Meanwhile, Southwark is tightening its policies on gambling. The latest statement on the website, 'Statement of Gambling Policy 2019-2022', asserts:

*The proposed changes to the policy:*

1. *Southwark Council have worked with Public Health to develop Local Area Profiles. These profiles highlight areas in the borough inhabited or frequented by people who might be more at risk of being harmed or exploited by gambling.*

*Any new applicants will have to assess the local risks to the licensing objectives posed by the provision of gambling facilities at each of their premises, and have policies, procedures and control measures to mitigate those risks. In undertaking their risk assessments, they must take into account relevant matters identified in the licensing authority's statement of policy.*

Unfortunately the link to the full draft policy is not functional at the moment, but the website summary asserts that Southwark Licensing will pay attention to the needs of local residents when assessing gambling licences.

On 3 February 2020, the Department for Digital, Culture, Media and Sport published online the following information on [Amusement arcades: children](#):

*Protecting children and vulnerable people from being harmed or exploited by gambling is a core objective of the regulation of gambling in Great Britain, and a priority for the government. The Government has committed to review the Gambling Act 2005 and will announce further details in due course.*

*Depending on the category of machines they offer, Family Entertainment Centres (FECs) may require either a licence from the Gambling Commission or a permit from the local authority. FECs which are not licensed by the Commission may offer only category D machines and fall under the control of the local authority. Category D machines include crane grabs and penny falls; slot machines with a money prize are permitted a maximum stake of 10p and maximum prize of £5.*

*In considering applications for FEC permits, the local authority must have regard to the licensing objectives in the Gambling Act 2005, which include preventing children from being harmed and exploited by gambling. The machine supplier must also be licensed by the Gambling Commission.*

The Plonk website appears encourages the presence of children at its existing sites from the age of seven years: screenshot 24.12.21. It is not clear what the policy is at “Plonk Borough”, and surely this is a material point.

**ARE CHILDREN ALLOWED ON YOUR COURSES?**

Under 18s are welcome at each of our venues at the following times:

**Camden:** Before 5pm on Weekdays

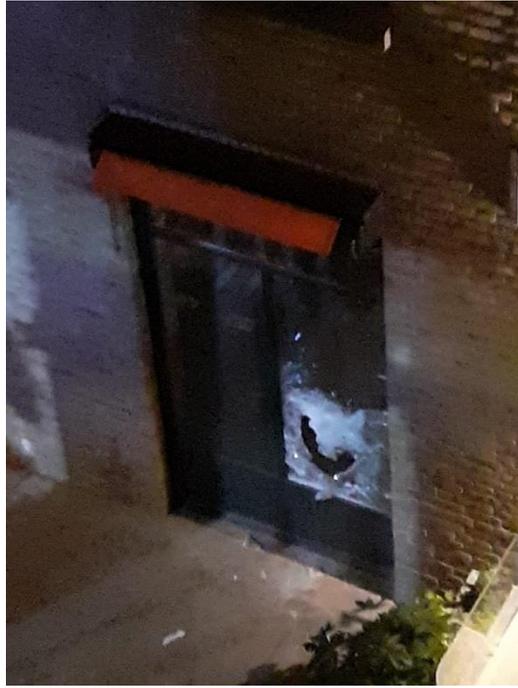
**London Fields:** Before 5pm on Weekdays

Children must be at least 7 years old and accompanied by an adult at all times.

Will children be present on Sundays at “Plonk Borough”? Other venues have a ‘Boozy Bottomless Sundays’ concept (all you can drink in an hour). Should children witness the effect of such offers – when people are encouraged by this offer to drink as much as they can in a short time, thereby creating disinhibited or inebriated behaviour?

## 7. THE PREVENTION OF CRIME AND DISORDER

**Just two weeks ago, residents were woken by people kicking in the windows of Bill’s Café, which is a few hundred metres from the proposed premises.**



**This happened at 2am. The longer people drink, the more likely violence like this. There is also the issue that pickpockets and drug-dealers are drawn to areas where late night drinkers are issuing from bars and want to prolong their partying, particularly in the milder weather.**

**Meanwhile, with apologies, here is a fresh pile of vomit in Clink Street on December 23<sup>rd</sup>, delivered overnight by a late-night drinker straight to a doorstep used by 50 residents. As a nice touch, someone else has added a cigarette butt. Southwark Licensing does not come round to clean the doorsteps of residents, and yet each extra licence granted means more drinking, more drinkers, and more vomiting.**



I will refrain from adding photographs of adjacent sprays of urine the next morning. Urinating in public constitutes the crime indecent exposure, apart from mere unpleasantness. These premises devote

only a small area to toilets despite the large size. We would be concerned that patrons would find it more convenient to use the narrow alleys around the site than queue up for toilets.

Borough and Bankside is designated a Cumulative Impact Area **because** of the existing concentration of F&B and its associated issues of alcohol-related crime, injury and nuisance. Some figures from the *Cumulative Impact Area Alcohol Licensing Review A review of crime and anti-social behaviour FY18/19 Regulatory Services; Divisional Analytical and Business Service May 2019*:

Borough and Bankside ... are the highest wards in Southwark for crime.

Rowdy Behaviour & Street Drinking ASB calls: Borough & Bankside CIA has over double the number of calls than the next highest areas of Camberwell.

Alcohol-related ambulance call-outs (2,919 reports): The Borough & Bankside CIA has 25% of the total annual call-out rates. It continues to be notably higher than the other areas.

Alcohol flagged violent crime (322 reports): In FY18/19 the number of alcohol flagged violence reports in Borough & Bankside CIA was 78% higher than the next highest area, Peckham.

Violence with Injury reported crimes (1,144 reports): As mentioned in the introduction, UK studies have suggested that between 25% and 40% of violent crime involves a perpetrator who has been drinking ... Borough & Bankside has the highest volume of VWI (174)

Some information from ' *The impact of Alcohol in Southwark Southwark's Joint Strategic Needs Assessment People & Health Intelligence Section Southwark Public Health 13 February 2017*

In Southwark alcohol is a serious problem, more so than in many London boroughs.

Compared to the London region average, Southwark has much higher mortality rates attributable to alcohol overconsumption

Violence against the person is the most frequent alcohol related crime recorded in Southwark

Alcohol was involved in almost 15% of sexual offences and 10% of violent offences in 2015

Official government figures estimate that the average cost of an alcohol-related emergency ambulance/paramedic journey is £321.30. Therefore, in 2014, ambulance call-outs for binge drinking incidents alone cost Southwark almost £480,000.

In 2017/18 there were 338,000 estimated admissions where the main reason for admission to hospital was attributable to alcohol<sup>1</sup>. In August 2017 the London Ambulance Service revealed which London boroughs see the highest number of alcohol-related incidents: Southwark was in the top five. Figures show that, in Southwark, over 6,650 people were treated by ambulance crews after drinking too in August (2016). In Southwark that year there were 3,051 recorded incidents.

It would be unconscionable to draw a massive new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application would do exactly that.

Most nights in this area, there is already shouting, screaming, singing and dancing from drunks who have spent their money at existing licenced premises. On weekend nights, and after sports matches, there are often fights, including glassings. Most of us have witnessed **indecent exposure**, in the form of patrons using our front doors as urinals as they continue drinking off-licence supplies when premises close. Many of us have needed to step over vomit outside our front doors the next morning and clean up the stinking result. We have to pick up the empty bottles and cartoons from off-licence sales from our doorsteps and window-sill. We need to do this, because of the danger of vermin.

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<sup>1</sup> NHS Statistics on Alcohol, England 2019, published 5.2.19

The proposed premises are just steps and yards from residents homes, including Montague Close's river viewing point, a square that is a known trouble spot for **drunken behaviour, drug dealing, rough sleeping and violence**. F&B patrons walking to London Bridge station, particularly the overland trains, will be directed by their phones to walk along Montague Close.

In this Cumulative Impact Zone, the alcohol-related problems are already grave. In the summer of 2020, Southwark Council was forced by the behaviour of F & B patrons to pressure and steam clean the urine and vomit from these very streets every Monday morning. This is an expense that was borne not by the licensed premises but by the Council.

It is in the context of this real, lived experience of crime and disorder, and the prospect a large new premises selling alcohol on our doorsteps, that we must object strenuously to this new licence.

### 8. PUBLIC SAFETY

In the case of emergencies, customers from these premises would be forced out into a narrow footpath. An emergency could result in crushing and blocking of escape routes or people being thrust off the pavement or into the furniture of the restaurant immediately in front.

There are already too many premises for public safety to be upheld. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

### 9. THE PREVENTION OF PUBLIC NUISANCE

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this 400 square metre premises would have a disproportionate effect on those living and working nearby.

The amenity of residents in this area is already compromised by a saturation of licenced premises. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge in Stoney Street provides an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example.

Southwark Council cannot enforce on this kind of disturbance: it is labelled 'transient noise'. A resident whose children are woken by revellers – even those settling in for a private party - under their bedroom windows – will get short shrift from Southwark's noise team. With no enforcement possible, the prevention of this kind of noise cannot be 'conditioned' into any licence. The licensee takes no responsibility for the behaviour of those whose behaviour is worsened by the beer and wine he/she has sold to them.

Southwark EPT is overwhelmed and cannot deal with the situation arising from the number of new licences that keep being granted in this cumulative impact zone. The problem cannot be left to enforcement because effectively Southwark cannot resource the amount of enforcement needed. It is really time that Southwark admitted that the situation is out of hand. It has been evident for some time that enforcement is a major issue and that Southwark Licensing cannot reasonably keep granting every more new licenses when even the existing ones cannot be enforced.

The only way to prevent nuisance of this kind is to stop licensing bars and restaurants in this Cumulative Impact Zone.

### 10. NUMBERS NOT STATED

From the drawings supplied, the applicants plan to offer alcohol an unstated number of drinkers. Why is the number not specified and limited? Or do these premises count on being able to spill their clients out into the street?

## 11. CONDITIONS

We sincerely hope that this licence is denied for all the above reasons. The very last thing we want in this neighbourhood is another late-night establishment sending people out into these residential streets when we and our children are trying to sleep, or more noisy drinkers colonising the crowded pavements.

But if the Licensing Committee is minded to grant it, then the following conditions would be vital to the protection of the amenity of the residential neighbours and therefore supporting the Licensing Objective of the Prevention of Public Nuisance. These are very similar to the conditions that Borough Yards was obliged to accept for its 14 new licences/Bill's Restaurant has accepted in Conciliation for a recent Licence Review.

- Closing time 8pm
- No alcohol to be served without substantial food
- - No colonisation of the footpath and public realm by drinkers or smokers from the premises
- No opening on Sunday to give residents and the Cathedral congregation a respite
- A limit on the number of people to be inside the premises at any time
- Deliveries and disposals to be between 8am and 8pm Monday to Saturday and 10 – 4pm on Sundays and public holidays – to be in conformity with Southwark's Technical Policy on Noise and also with the nearby licences at Pulia, Bill's and Hawksmoor
- No bottles to be carried outside after 9pm. No bottles to be left outside overnight where disposal companies can reach them - to prevent wildcat collections
- No suppliers or disposal agents to have keys or key fobs or codes, as this is the only way to prevent antisocial bottle disposals and deliveries
- No music or patrons' shouting or pinball machines to be audible from outside. Soundproofing insulation to be installed to ensure there is no breakout of music from the premises even when the doors open to repeatedly admit or let out the patrons. Soundproofing demonstrated to be in conformance with Southwark technical policies to include testing inside residents' homes.
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- Airlock door mechanism to prevent slamming doors disturbing residents and Cathedral congregation and offices
- A dispersal policy agreed in conjunction with the licence and one SIA on duty at all times ensure that residents are not disturbed by clients and to make sure that the narrow alleys around the premises are not used as a urinal or for any other improper purposes.
- A taxi marshalling service to be provided by the premises

- No football-related events and large sports screens that would attract notoriously difficult football clubs; No block bookings by sports fans
- A smoking area *inside* the premises to prevent the street being colonised by noisy sociable smokers.
- A Covid Risk assessment of the design
- No queueing to be allowed in the street: a sign to that effect and staff to enforce this throughout hours of operation.
- Cleaners to come under staff supervision to stop noise and music breakout
- 
- A mediated consultation with residents about management of antisocial noise and colonisation of their doorsteps and music/voice breakout
- 
- No amusement arcade. If an amusement arcade is allowed in this huge arch then two members of staff must be there at all times to prevent children from using machines that are illegal for them.
- More toilets to prevent the narrow lanes around the premises being used as urinals by customers.
- A manned 24 hour number to be available to residents troubled by noise from departing patrons or wildcat deliveries/disposals.

When this comes to Committee, I would welcome the opportunity to present a PowerPoint objection online or in person, or for one of our residents to do this on our behalf.

**APPENDIX A: CONGESTION OF STREETS BEFORE THE 16 new LICENCED PREMISES PROPOSED, INCLUDING THIS ONE**



CLINK STREET



WINCHESTER WALK



STONEY STREET



STONEY STREET



MONTAGUE CLOSE

Other person 3

**From:** [REDACTED] >  
**Sent:** Friday, December 31, 2021 10:16 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Application for Premises Licence 876445 - OBJECTION

Dear Licensing Team,

I wish to object to the application "PLONK BOROUGH", Montague Arches, Licence 876445

My name [REDACTED]

I live at [REDACTED] [REDACTED]

My home is [REDACTED] from the proposed premises.

This licence should be refused on the following grounds:

1. As there is no kitchen shown in the plans and their website refers to eating out in the Borough Market area, I assume thus is a drinking only venue with no substantial food provided – the presumption is against granting such a licence in these circumstances.
2. This application is within a Cumulative Impact Zone, we have had continuous problems with drink-related antisocial behaviour and crime that spreads out from these venues and directly affects the residents of the area.
3. A premises licence on this site was previously turned down because of the issues about taxis and Ubers – in a zone where there is no legal parking – and the impact of customers' taxis and Ubers on residents. This application can not be allowed to side step this issue without consultation and resolution of these problems
4. The allowed area for drinking appears to be over the whole premises as patron go round playing pitch and putt. This equates to over 400 sq.metres of licensable space. There must be a cap on patron numbers to prevent this becoming a massive bar in the future.
5. All customers, including children, would enter through the bar.
6. The information on the [www.plonkgolf.co.uk](http://www.plonkgolf.co.uk) website does not match the hours of operation in the application.

The local area is currently being flooded with licence applications that affect every local resident and leaves them to deal with the litter, the urination in the side streets, the noise, the refuse removal in the early hours and the distress this all causes to themselves and their children. Please reject this application on our behalf.

I also wish to support the letter of objection put in by Living Bankside.

Regards

[REDACTED]

Other person 4

**From:** [REDACTED]  
**Sent:** Saturday, January 1, 2022 10:07 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** 3PLONK BOROUGH<sup>2</sup>, Montague Arches, Licence 876445

**We will be affected by this licence application in following ways,**

1. **Increased anti social behaviour in the area which is already a significant problem**
2. **There is little or no parking in and around the proposed location which can only add to the existing parking and traffic chaos in Montague Close.**
3. **Significant congestion caused by Ubers and Taxis**
4. **There are already so many licensed premises in the area.**

**We live less than 100M from the proposed location.**

[REDACTED]  
[REDACTED]  
**Southwark**



3 January 2022

[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

Dear Licensing Team

We wish to object to the application for **“PLONK BOROUGH”, Montague Arches, SE1 Licence 876445**

We live nearby and regularly walk past the site of this applicant – until now a relatively quiet space, apart from its association with the Borough Market terrorism incident.

We urge that this licence should be refused on the following grounds:

- The site is within a Cumulative Impact Zone. The local area is now the most troubled in Southwark in terms of drink-related antisocial behaviour and crime. We do not wish the problem to be worsened by new license applications.
- The licence is for a drinking establishment with no substantial food to be provided. Within the current Southwark Council policies, the presumption is against granting such a licence. A previous license application for the site was refused.
- The drinking ‘licensable’ area in the plan is all over the four large arches, not just within the bar. The applicant seeks an area of about 400 square metres of licensable space without proposing any cap on the number of patrons or any mitigation for the nuisance that will arise.
- All customers, including children, would enter through the bar.
- The hours on the application do not match the hours shown on the Plonk Borough website from January 7th: the website says 10.30 pm, not 8 pm as in this application.
- A premises licence on this site was previously turned down, in part because of the issues about taxis and Ubers in a zone where there is no legal parking and the likely impact of customers’ taxis and Ubers on residents. This application, made without consultation, sidesteps this issue.

We have been residents here for 22 years. We have a right to peaceful and quiet enjoyment of our residence. The cumulative impact of the increased numbers of bars and restaurants over many years has had a serious impact on us and we are heartily tired of having to make repeated objections to the many applications of this type – over 25 nearby in the last few years. The immediate area is already saturated – indeed super-saturated – with noisy, licensed premises that Southwark Council appears to be unwilling or unable to monitor and regulate satisfactorily. We really do

not want more of them and the consequent noise and anti-social behaviour associated with them.

We would personally be affected by this licence in many ways, in contravention of Southwark's Licensing Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm. They include:

1. Our home is on the route that drinkers departing from these premises would take westwards, along Clink Street. Late night drinkers passing along the street, with its tall buildings and their canyon-like effect cause considerable noise nuisance and sleep disruption, especially to our visiting young grandchildren.
2. We have already experienced having to clean our front doorstep of vomit and urine from drinkers unable to retain the drinks they have consumed. This is unhealthy, unhygienic and thoroughly undesirable.
3. There has been no consultation about the proposed license with local residents – i.e., those who will most be affected by the application.
4. We are concerned about the impact of the license in terms of noise and anti-social behaviour by patrons of the premises on us and on children who stay with us.
5. There are no apparent mitigations put forward in the licence application to deal with the inevitable consequences of the grant of a license – i.e., noise nuisance, anti-social behaviour and the impact on children. There is no provision for on-site security, marshals, etc.
6. What provision is to be made for patrons who smoke? Will they simply pollute the air that passers-by must breathe? Will the tobacco-related detritus litter the footway? If so, who will clear it?
7. If music (whether recorded or live) is to be played, will it be audible outside the premises and if so, how will nuisance-level noise be dealt with by Southwark Council? The noise team is already over-stretched and incapable of dealing with existing noise issues.

We also support the letter of objection submitted by Living Bankside.

Yours truly,

████████████████████

**From:** [REDACTED]  
**Sent:** Sunday, January 2, 2022 6:18 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** OBJECTION: licence 876445

Dear Sir/ Madam

I am writing to OBJECT to Premises Licence 876445 (Plonk Borough, Montague Arches) . My home ([REDACTED] [REDACTED]) is about [REDACTED] from the proposed premises.

My grounds of objection are these:

1. The premises are situated in a Cumulative impact zone, and there has been no consultation with residents. It is inappropriate to have major licensed premises of this nature so close to Southwark Cathedral.
2. There is no substantial food provided so there is a presumption against the granting of a licence.
3. The amusement arcade is likely to attract children and it appears that all customers, including children, would have to enter the premises via the bar.
4. There will be an increased number of taxis coming into the area leading to increased traffic noise, including noise from the idling of engines running whilst the taxis wait for customers.
5. Drinkers leaving these premises at a late hour would lead to increased noise (disturbing sleep) and anti-social behaviour (such as late night drinkers urinating or vomiting on my doorstep). We already suffer from such behaviour, which will be significantly increased if the application were to be granted. The potential for these problems is accentuated because the number of customers could be very large since the premises is nearly 400 square metres in area.

These matters are relevant to the Licensing Objective of the Prevention of a Public Nuisance.

Kind regards

[REDACTED]  
[REDACTED]  
[REDACTED]  
London [REDACTED]

Other person 7

**From:** [REDACTED]  
**Sent:** Monday, January 3, 2022 9:42 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** "PLONK BOROUGH", Montague Arches, Licence 876445

I wish to object to the application "PLONK BOROUGH", Montague Arches, Licence 87644

My name [REDACTED] . [REDACTED]  
from the proposed premises.

This licence should be refused on the following grounds:

This is a drinking establishment - no food is offered. The area for drinking is a huge 400 square meters. This is a Cumulative Impact Zone and the most troubled in the Southwark area . The hours on the site do not match the hours that have been applied for. I would personally be affected by the late night drinkers. I have already had to clean poo outside my door from intoxicated and disgusting people. My road would be filled with ubers as it is part of the one way system to get out of the market. Therefore I would be woken by taxis idling and people shouting into their phones trying to track down their taxis/ ubers. Lastly this is the kind of establishment that attracts hen and stag parties, and late night drinkers. Why are there no security officers or taxi marshals offered?

I also wish to support the letter of objection put in by Living Bankside.

Signed

[REDACTED]

[REDACTED]

[REDACTED]

Other person 8

**From:** [REDACTED]  
**Sent:** Tuesday, January 4, 2022 4:34 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to licence 876445

Dear Sir/ Madam

I am writing to OBJECT to Premises Licence 876445 (Plonk Borough, Montague Arches) application. My home ([REDACTED], [REDACTED]) is about [REDACTED] from the proposed premises.

I would personally be affected by this licence in the following ways, all of which are in contravention of the Licensing Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm.

1. The premises are situated in a Cumulative Impact Zone, but there has been no consultation with residents on how to mitigate impact on the area. It is inappropriate to have a large, impactful licensed premises of this nature practically adjacent to Southwark Cathedral, given that the area is the most troubled in Southwark for drink-related antisocial behaviour. Since August 2021 we have been faced with at least 25 new premises applications, most of which are current or have been granted.
2. There is no substantial food provided for, no kitchen in the plans, so there is a presumption against the granting of a licence.
3. The amusement arcade is likely to attract children and it appears that all customers, including children, would have to enter the premises via the bar and would be forced to mix with drinkers. There is a potential for the amusement arcade acting as an inducement to drinking and gambling - children as young as 7 are welcome according to their website. Children would presumably be exposed to witnessing gambling and drinking all around them.
5. The licence application is until 8pm but currently the website says 10.30pm.
6. There will be increased traffic coming into this congested and contained area (it is like a cul de sac, with no through road) which has no legal parking. Increased traffic noise and pollution would result from engines idling whilst taxis waited for customers. There is no provision for traffic marshals or security guards. A licence for these premises was previously turned down because of the Uber and taxi issue, but these have not been addressed in this present application.
6. There is the potential for large parties and gatherings and wide-screen sporting events, but there is no provision for soundproofing.
7. Drinkers leaving these premises at a late hour would lead to increased noise, disturbing our sleep, and anti-social behaviour. I already suffer from late night

drinkers urinating and vomiting on my doorstep and we in Clink Street know from bitter experience that this would be significantly increased if the application were to be granted. The toilet provision in the Borough Plonk premises does not seem adequate, particularly as the number of customers on the premises does not appear to be capped. Clink Street smells like a latrine after the New Year revelries this past week. Cleaning up around private doorways is left to us residents. The potential for these problems is accentuated because the number of customers could be very high - the premises is almost 400 sq m in area, all of which would be licensed for drinking if this application is granted.

I ask Southwark Licensing to take into account the total lack of enforcement by Southwark Environmental Protection on the sort of regular infringements mentioned above when considering this application and to act to protect residents by not granting it.

I also wish to support the letter of objection put in by Living Bankside.

██████████

██

London ██████████

Other person 9

**From:** [REDACTED] >  
**Sent:** Tuesday, January 4, 2022 5:14 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** "PLONK BOROUGH", Montague Arches, Licence 876445

I wish to object to the application "PLONK BOROUGH", Montague Arches, Licence 876445

My name [REDACTED]

I live at [REDACTED] [REDACTED]

My home is 100 yards from the proposed premises.

This licence should be refused on the following grounds:

1. This is a Cumulative Impact Zone, the most troubled in Southwark in terms of drink-related antisocial behaviour and crime.
2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: the presumption is against granting such a licence.
3. The drinking 'licensable' area in red is all over the four large arches, not just in the bar. The applicant is asking for a huge area of nearly 400 square metres of licensable space without proposing any cap on the number of patrons.
4. All customers, including children, would enter through the bar.
5. The hours on the application do not match the hours you can already book on the Plonk Borough website from January 7th: the site says 10.30pm, not 8pm as per this application.
6. A premises licence on this site was previously turned down because of the issues about taxis and Ubers – in a zone where there is no legal parking – and the impact of customers' taxis and Ubers on residents. This application, made without consultation, sidesteps this issue.

**I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm:**

I live on the main route drinkers leaving here will use to get to Blackfriars Station, and my experience is that people who have been drinking make a lot of noise and act out in destructive ways, screaming and shouting and harassing the general public. I am very concerned about such people leaving Plonk Borough using the street I live in for urination, especially as toilet provision does not look adequate in the plans.

I suspect this establishment will attract hen and stag parties, and late night drinkers, so why is there no security offered?

I am fed up of objecting to licence applications in this Cumulative Impact Zone. Since August 2021, we've had more than twenty new premises licences locally, within the zone. Some have been withdrawn but most are current or granted. Only one licensee has consulting with residents about how to mitigate impacts before putting in their licence. With the rest, we residents have struggled to negotiate licences that can uphold the Licensing Objectives in an area which remains a Cumulative Impact Zone.

Regards

██████████

Other person10

**From:** [REDACTED]  
**Sent:** Saturday, January 8, 2022 5:20 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to licence 876445 Plonk Borough at Montague Arches

I wish to object to the application **“PLONK BOROUGH”, Montague Arches, Licence 876445**

**My name** [REDACTED] [REDACTED], London SE1  
**My home about** [REDACTED] **from the proposed premises.**

**This licence should be refused on the following grounds:**

1. This is an application for a huge premises of 400 square metres (all of it licensable) and yet there has been no consultation with the community that would be impacted by the number of drinkers and the amount of servicing and taxis that this huge venue would bring. Nor has there been any consultation with Southwark Cathedral, just a few metres away, where services stands to be disrupted.
2. This is a Cumulative Impact Zone and this is a licence for drinking without any substantial food offering. The name ‘Plonk’ implies that cheap alcohol is important to the brand identity. There are no mitigations offered to support the Four Licensing Objectives, so the presumption must be for refusal.
3. The applicant is asking for a huge area to be licenced without proposing any cap on the number of patrons, as per similarly sized spaces in Borough Yards. The exit area, blocked in by Boro Bistro furniture, is very narrow in the case of an emergency and I would worry about the public safety aspect here.
4. The hours on the application do not match the hours you can already book on the Plonk Borough website: the site says 10.30pm, not 8pm as per this application. I tried to book for 10pm on January 7<sup>th</sup> and got right through to the payment page. (I note they have now delayed their opening to January 4<sup>th</sup>).
5. Two licences on this site were previously refused because of the impacts on residents and lack of any consideration of the problem of taxis and deliveries in an area where there is no legal parking on one side and only a red route on the other. The same problem applies to servicing – there is nowhere that mobile bins of rubbish and bottles could be sited that would not incur on the public realm. There is no improved offering or mitigation on this transport issue, so it must be a supposition that what was unacceptable on this site before would remain unacceptable to the Committee.
6. There are no conditions to stop bottle disposals from disturbing residents in the middle of the night

**I would personally be affected by or am concerned about this licence in following ways, all of which are in contravention of the Licensing**

## **Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm:**

1. My home is on one of the routes that drinkers (with voices elevated by drink) departing from these premises would take to join the Millennium Walk, view the Illuminated River or go to Blackfriars station.
2. Southwark Environmental Protection cannot enforce on the transient noise of exiting drinkers or their taxis, or wildcat bottle disposals or deliveries in the middle of the night, or people urinating or vomiting on my doorstep. Unless protections are built into licences, or licences are refused, resident amenity will suffer from all these things and the applicant will be able to cause these problems with impunity. I ask Southwark Licensing to take the absolute impossibility of enforcement into consideration when examining this licence.
3. This is the kind of establishment that attracts hen and stag parties, and late night drinkers. Groups of people excited by drinking, golf, gambling on pinball machines – are likely to become rowdy. Why are there no security officers or taxi marshals offered?
4. Where would the smokers go? There should be an internal smoking space.
5. Amusement arcades, bars and crazy golf courses are very noisy. They make noise to attract customers. Why is there no soundproofing proposed? These premises are at the back of Southwark Cathedral's offices and the Retrochoir. A Grade I listed Cathedral cannot have double glazing. And has been here for ten centuries, serves a huge parish, and has services also at night, especially in the intimate context of the Retrochoir. It is unthinkable that the sound of pinball machines should be privileged over the worship in our Cathedral.
6. I am worried about sports-related events being screened in this venue, bringing noisy, fighting fans to our area. This has been a problem too many times in the past.
7. I am worried about drinkers queuing in the street, making noise, smoking, being disorderly, again disrupting worship in the Cathedral.
8. I am worried about the amusement arcade acting as a gateway to gambling issues, particularly in the young. The Plonk franchise website's shows that the group welcomes children from age seven upwards. An 80 square metre amusement arcade needs dedicated staff to prevent children from using unsuitable machines: no such mitigation is offered. I have checked on the Southwark site and at the date of sending there is no application for a Gambling Licence or a permit for an Unlicensed Family Entertainment Centre – is Plonk planning to start without one of those?

I also wish to support the letter of objection put in by Living Bankside.

██████████

Other person 11

**From:** [REDACTED]  
**Sent:** Thursday, January 13, 2022 11:31 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** "PLONK BOROUGH", Montague Arches, Licence 876445

Dear Sir or Madam

I am writing to make certain objections to the license application for "plonk borough".

As usual, I would like to make the point that this location is in a Cumulative Impact Zone. I am not sure why that does not seem to matter much anymore but nonetheless I raise it. As you well know, there is ample evidence of the negative effects on our local streets of crowds of people plied with alcohol. This is again a 'drink only' license — so it's all about the booze. And the drinking area seems to spread throughout the premises — so people can be drinking the entire time that they are plonking.

The hours of operation are not consistent as between the website and the application. In any case, 10:30 PM is too late. Again, for the reasons of this being about booze and cumulative impact.

I am not quite clear of the numbers of customers allowed at this site, but it is a large site and there doesn't seem to be any obvious way for that many people to get in and out of the site without creating terrible blockages on London Bridge approach?

I would really appreciate it if the Cumulative Impact Zone could be deployed so that residents of the area don't have the sense that they live in the middle of a bar. There seems to be a lack of creative ideas of what to do with real estate besides make it available for people to drink. Much appreciated if Southwark would give out the signal that we have reached capacity.

I also expressly support the letter of objection put in by Living Bankside.  
Thanks for your attention.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Other person12

**From:** [REDACTED]  
**Sent:** Thursday, January 13, 2022 4:47 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** objection to the application "PLONK BOROUGH"

I wish to object to the application "PLONK BOROUGH", Montague Arches, Licence 876445

**My name** [REDACTED]

**My wife and I own a leasehold** [REDACTED] [REDACTED]

**My home is** [REDACTED] **rom the proposed premises.**

**This licence should be refused on the following grounds:**

1. This is a Cumulative Impact Zone, the most troubled in Southwark in terms of drink-related antisocial behaviour and crime.
2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: the presumption is against granting such a licence.
3. The drinking 'licensable' area in red is all over the four large arches, not just in the bar. The applicant is asking for a huge area of nearly 400 square metres of licensable space without proposing any cap on the number of patrons.
4. All customers, including children, would enter through the bar.
5. The hours on the application do not match the hours you can already book on the Plonk Borough website from January 7th: the site says 10.30pm, not 8pm as per this application.
6. A premises licence on this site was previously turned down because of the issues about taxis and Ubers – in a zone where there is no legal parking – and the impact of customers' taxis and Ubers on residents. This application, made without consultation, sidesteps this issue.

**We would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm:**

1. My home is stone throw from these premises
2. My property has been repeatedly damaged by late night drinks who have vomited on my doorstep,
3. This is a highly invasive, impactful occupation of a sensitive site and yet there was no consultation with people like me who would be impacted

4. Given the narrow, tall streets and their acoustics, I would be woken by bottle disposals and deliveries in the middle of the night, as the licence stands: there are no offers to mitigate this.
5. I would be woken by taxis idling and people shouting into their phones to track down their taxis
6. I am concerned about Plonk Borough using the street where I live for urination: the toilet provision does not look adequate for such a large place
7. My children would be woken by drinkers leaving late at night
8. Southwark Environmental Protection does not enforce on the transient noise of exiting drinkers or their taxis, or wildcat bottle disposals or deliveries in the middle of the night, or people urinating or vomiting on my doorstep. Unless protections are built into licences, or licences are refused, there is no protection for residents. I ask Southwark Licensing to take the absolute lack of enforcement into consideration when examining this licence.
9. Access to both my garage/home would be blocked by taxis/Ubbers/deliveries from these premises
10. This is the kind of establishment that attracts hen and stag parties, and late night drinkers. Why are there no security officers or taxi marshals offered?
11. Where would the smokers go? There should be an internal smoking space. Otherwise they would come and talk loudly under my window or at the back of Southwark Cathedral.
12. Amusement arcades, bars and crazy golf courses are very noisy. Why is there no soundproofing proposed?
13. What about slamming doors?
14. I am worried about sports-related events being screened in this venue, bringing noisy, fighting fans to our area
15. I am worried about drinkers queuing in the street, making noise
16. I am worried about the amusement arcade acting as a gateway to gambling issues, particularly in the young. The Plonk franchise, according to its website, welcomes children from seven upwards.
17. I am really tired of objecting to licence applications in this Cumulative Impact Zone. Since August 2021, we have been faced with at least twenty-five new premises licences within two hundred yards of our home. A few have been withdrawn but the rest of them are current or granted. Only one of these licensees had the courtesy to consult with residents about how to mitigate any impacts before putting in their licence. The rest, we residents have had to struggle to negotiate licences that can uphold the four Licensing Objectives or to stop those that work to a format or are located in a site where the Licensing Objectives are impossible to uphold. I repeat, this is a Cumulative Impact Zone.

I also wish to support the letter of objection put in by Living Bankside.



**From:** [REDACTED]  
**Sent:** Wednesday, January 19, 2022 6:49 PM  
**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
**Subject:** Licence 876445 PLONK objection

I would like to object to the application for Plonk Borough, at Montague Arches, Licence 876445.

My name [REDACTED] [REDACTED]

My flat is [REDACTED] from this proposed premises.

As has been stated and restated to you numerous times, this licence should be refused.

My young family and I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm:

My family, including three young children, will be adversely impacted by this application and I am getting exhausted of constantly having to object to licence applications in this Cumulative Impact Zone. Since August 2021, local residents have been faced with at least twenty-five new premises licences within 182m / 200 yards of our home. Of this number, a few have been withdrawn, but the remainder have been granted or are extant. Amazingly, only one has consulted with residents about how to mitigate any impacts before putting in their application. As already mentioned in his objection, [REDACTED] was involved in thwarting the previous attempt by the owner of this site to locate two nightclubs here. They were severely reprimanded at the hearing and the adjudicator questioned the fact the such a shabby case could have been made by someone who was actually a qualified Surveyor. The owner made many promises after the hearing to consult with the residents he could no longer claim to not know about. Again and again, the onus is on busy residents (some like mine struggling with kids learning remotely) to thwart applications such as this one. I must repeat that this is a Cumulative Impact Zone.

It is severely demoralising and deleterious to residents mental health to have to repeatedly be on notice for unsuitable applications such as these. Again and again, we have to struggle to negotiate licences that can uphold the four Licensing Objectives or to stop those that work to a format or are located in a site where the Licensing Objectives are impossible to uphold.

Unfortunately Southwark Environmental Protection does not enforce on the transient noise of departing drinkers or their taxis, or brigand bottle collections or deliveries in the middle of the night. I know this from my personal experience over a decade. All the calls to Southwark Enforcement in the middle of the night when my children were awoken by drunks or trash collection are etched in my memory. The audible crying of my distressed children in the background did nothing to move the person on the end of the phone at Southwark Environmental Protection, so lets nip the problem in the bud. I know after these broken nights of sleep I was a less tolerant parent and my kids underperformed at School. Who knows what the long term developmental

damage caused is? Sleep deprivation is used to break detainees by security agencies all over the world.

So, here is a retread of all the heads of objection made in the previous application, namely:

1. Our family home is immediately adjacent to the site and noise will be audible in my kids bedroom on the direct sightline from their bedroom to the premises.
2. Our family home is on the desire line that departing drinkers will use as they leave the premises to get to London Bridge Station or Blackfriars.
3. Our family home is next to the Illuminated River and drunks will wish to linger as they depart the premises and spill out onto Montague Close and Cathedral Square.
4. The canyoning effect of the buildings surrounding the drinkers exit point on Montague Close and Cathedral Square will amplify what noise they do make. A review of the geography here will show that there is a three sided box created by 2 London Bridge, Bridge House, Southwark Cathedral and Minerva House. No account has been made of these acoustics.
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7. The brigand trash collections will blight our sleep as there is nowhere for them to take place other than outside my kids bedrooms on Montague Close. Borough Market has become so congested, that trash collections and deliveries can't get into the area during the day and are forced to do their business in the middle of the night. Again, in the previous application the owner of the site said that these activities could take place on Duke Street Hill, despite the fact this is actually a red route, and atop several flights of stairs! Totally impractical, but I am sure they will try this one with you.
8. I would like to bookend all references and repeated issues from the previous Licensing application by reminding you that the change of use for this site was obtained without any consultation of residents, including, inexplicably, its immediate neighbour, Southwark Cathedral. This is a totally unsuitable location for an amusement arcade and sporting drinking den. The owner made the case at the previous application that given that they had made a

poor investment, we (the immediate neighbours) had to help them remedy their poor decision by countenancing their proposed night-clubs as it was in that case. Ridiculous! If my husband or I cannot attend the meeting in person this time, please could you be alive to this possible spurious argument? The owner saw that the cost per square foot was cheap and failed to do the adequate due diligence as to why this was the case. The previous tenant, a local bike shop called 'On your bike' was relieved to get out of such an "off location" and our peaceable enjoyment and amenity, should not be sacrificed to remedy their greed and lack of professionalism.

Additional impacts that I did not consider in the previous application, but which might be relevant here are:

Amusement arcades, crazy golf and bars are really noisy. The applicant knows there are residents nearby, why did they not include any soundproofing?

I am really concerned that sports related, noisy screening of events like football matches on mega-screens are going to attract hoards of rowdy drinkers. The Market Porter Pub on the other side of Borough Market has ceased such screenings some years ago as they are more hassle than they are worth. Why would we be seeking to introduce a known problem?

There was an amusement arcade called 'Agora' on Borough High Street near the London Bridge Tube exit. It was a constant source of antisocial issues and encouraged gambling in the young and it became a Holland & Barrett about ten years ago to universal relief and acclaim. Why are we seeking to reintroduce a known problem?

Drinking destinations like this attract large groups, rowdy drunk sports fans, stag and hen parties etc. Why would we be seeking to bring them to an established CIZ? There is not even any mitigation in the proposal.

Again, in case I might not be able to attend, please disregard any spurious arguments that the applicant was unaware of residents. Prior to the previous application my husband met with the lawyer used by the applicant who admitted in minuted notes of the meeting that the residents objections were all over Southwark's website, followed by a very long hard stare by the lawyer at their client. For the avoidance of doubt, we have objected to those applications that we have been able to spot. Unfortunately I don't have access to my laptop for the licence application numbers, but they include but are not limited to applications for London Grind a coffee shop in 2 London Bridge, a restaurant in 2 London Bridge and two nightclubs in the demise of the current application in 2018 or 2019, I can't recall. The existence of adversely impacted residents is NOT a surprise to anyone.

Having covered how this application will personally impact my young family, I would also like to repeat the generalised grounds upon which this application should be refused:

1. This is a Cumulative Impact Zone, the most troubled in Southwark in terms of drink-related antisocial behaviour and crime.

2. This is a purely drinking establishment with no substantial food provided – there is not even a kitchen in the plans: the presumption is against granting such a licence.
3. The drinking 'licensable' area in red is all over the four large arches, not just in the bar. The applicant is asking for a huge area of nearly 400 square metres of licensable space without proposing any cap on the number of patrons.
4. All customers, including children, would enter through the bar.
5. The hours on the application do not match the hours you can already book on the Plonk Borough website from January 7th: the site says 10.30pm, not 8pm as per this application.
6. A premises licence on this site was previously turned down because of the issues about taxis and Ubers – in a zone where there is no legal parking – and the impact of customers' taxis and Ubers on residents. This application, made without consultation, sidesteps this issue. I participated in this application and the owner undertook to consult with residents about any future use of the site. This has not occurred.

Please note that I also wish to support the letter of objection submitted by Living Bankside.

[REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED]

-----Original Message-----

From: [REDACTED]  
Sent: Wednesday, January 19, 2022 6:31 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Re: Licence: 876445, PLONK BOROUGH objection

I would like to object to the application for Plonk Borough, at Montague Arches, Licence 876445.

My name is [REDACTED]  
My flat is [REDACTED] from this proposed premises.  
As has been stated and restated to you numerous times, this licence should be refused.

My young family and I would personally be affected by this licence in following ways, all of which are in contravention of the Licensing Objectives of the Prevention of Public Nuisance/the Protection of Children from Harm:

My family, including three young children, will be adversely impacted by this application and I am getting exhausted of constantly having to object to licence applications in this Cumulative Impact Zone. Since August 2021, local residents have been faced with at least twenty-five new premises licences within 182m / 200 yards of our home. Of this number, a few have been withdrawn, but the remainder have been granted or are extant. Amazingly, only one has consulted with residents about how to mitigate any impacts before putting in their application. As already mentioned, I was involved in thwarting the previous attempt by the owner of this site to locate two nightclubs here. They were severely reprimanded at the hearing and the adjudicator questioned the fact the such a shabby case could have been made by someone who was actually a qualified Surveyor. The owner made many promises after the hearing to consult with the residents he could no longer claim to not know about. Again and again, the onus is on busy residents (some like mine struggling with kids learning remotely) to thwart applications such as this one. I must repeat that this is a Cumulative Impact Zone.

It is severely demoralising and deleterious to residents mental health to have to repeatedly be on notice for unsuitable applications such as these. Again and again, we have to struggle to negotiate licences that can uphold the four Licensing Objectives or to stop those that work to a format or are located in a site where the Licensing Objectives are impossible to uphold.

Unfortunately Southwark Environmental Protection does not enforce on the transient noise of departing drinkers or their taxis, or brigand bottle collections or deliveries in the middle of the night. I know this from my personal experience over a decade. All the calls to Southwark Enforcement in the middle of the night when my children were awoken by drunks or trash collection are etched in my memory. The audible crying of my distressed children in the background did nothing to move the person on the end of the phone at Southwark Environmental Protection, so lets nip the problem in the bud. I know after these broken nights of sleep I was a less tolerant parent and my kids underperformed at School. Who knows what the long term developmental

damage caused is? Sleep deprivation is used to break detainees by security agencies all over the world.

So, here is a retread of all the heads of objection made in the previous application, namely:

1. Our family home is immediately adjacent to the site and noise will be audible in my kids bedroom on the direct sightline from their bedroom to the premises.
2. Our family home is on the desire line that departing drinkers will use as they leave the premises to get to London Bridge Station or Blackfriars.

3. Our family home is next to the Illuminated River and drunks will wish to linger as they depart the premises and spill out onto Montague Close and Cathedral Square.

4. The canyoning effect of the buildings surrounding the drinkers exit point on Montague Close and Cathedral Square will amplify what noise they do make. A review of the geography here will show that there is a three sided box created by 2 London Bridge, Bridge House, Southwark Cathedral and Minerva House. No account has been made of these acoustics.

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