

Dear Mr McKinney

I have agreed on behalf of the applicant to circulate the below response to objections received to the above Variation Application.

3) The Kelham Island and Neepsend Neighbourhood Forum Steering Group

To The Steering Group, Kelham Island and Neepsend Neighbourhood Forum Steering Group

Firstly, we would like to convey our understanding of your concerns and the fact that consideration needs to be given to local residents.

We are very aware that Little Kelham is a highly populated and unique residential area within The Kelham Island and Neepsend area.

We are highly invested in the local area and wish to provide a commercial offering that enhances and develops the local commercial offering to residents.

We are a start-up business formed by two brothers who have lived in the local area all our lives and who truly believe our commercial offering will compliment local business and benefit the Kelham Island residents.

We are a commercial Bottle Shop and Tasting Room, not a bar. We make this point to try to allay the understandable fears you have of the local area becoming an extension of the city centre's night life.

To explain in more detail, our offering is the retail sale of highly curated, premium quality beers and other small batch alcoholic beverages for consumption off premises but with a "small tasting room" available for on-site consumption. These products are typically purchased in small numbers for consumption on and off premises. We are not a commercial bar set up to sell large volumes of promoted/discounted beverages. We do understand how our business model could be misconstrued and would be very happy to meet with the steering group to discuss this in more detail.

Addressing the reasons for your objection separately:

Regarding point one, we see the local residents as our primary clientele and as such, we are highly sensitive to not being a disruptive and antisocial presence within the Little Kelham development. We understand your concerns around public nuisance and have invested heavily in mitigating this risk.

When fitting out the "Wedge" unit we installed a MFC acoustic suspended ceiling including a double skin of high density sound board, 200mm of insulation and an air void as well as a further two layers of acoustic board applied directly to the ceiling. This was done to keep noise to an absolute minimum for residents sharing our building. This construction has satisfied Sheffield City Council Building Control as to the acoustic nature of our unit.

With regards to the outside seating area, we have always committed to limit outside seating to 21:00 after which time all patrons seated outside will be asked to move indoors or leave.

We also carry signage reminding our customers of the need to respect local residents when leaving.

Secondly, we completely agree that our business activity should not be out-of-kilter with the general approach taken to commercial activities within residential buildings in the neighbourhood. To this end and following feedback from yourselves, we are very happy to amend our application and come in-line with adjacent businesses in the Little Kelham development (Domos, Isabella's et al.). We are therefore proposing a limit of 23:00 rather than the 00:00 originally requested. This is also in line with other local businesses situated in residential buildings in the area, for example, Bar Kelham and Salt, both of which are situated in residential units.

In summary:

- We have amended our application to permit the sale of alcohol to 23:00 (not the 00:00 originally requested) Current licence allows 12:00 to 22:00.
- We will limit outside seating to 21:00.
- Regarding your point on waste and recycling, we operate a strict policy of disposal between the hours of 10:00 and 16:00. We have done this following consultation with local residents and understanding previous issues they have had.

We hope this response satisfies your concerns and reasons for objecting.

May I add that we would be very happy to meet any of the steering group members in person if there is anything else we can do or say to give you the assurance you require.

Regards

Nathan and Andrew

With this information now supplied, please could I respectfully ask that you consider whether you wish to retain your objection to this application or whether the information provided relieves your concerns.

The Council now gives you notice that representations will be considered at a hearing to be held in a meeting room at Sheffield City Council, The Town Hall, Pinstone Street, Sheffield S1 2HH, on Tuesday 1st March 2022 at 10:30am; following which the Council will issue a notice of determination of the application.

I can confirm that the Licensing Authority expects those making representations to an application make every effort to attend the Licensing Committee hearing in order to give evidence in support of your objection. The Licensing Authority (Committee) will consider all written comments in the absence of those making representations and apply appropriate weight; however, non-attendance at the Licensing Hearing will not allow clarification on points.

Should you require any further information or wish to discuss this matter further, please do not hesitate to contact me.

Please advise the Licensing Service by email to licensing@sheffield.gov.uk at your earliest convenience of your wishes.

Kind Regards

Emma

Emma Rhodes-Evans

Licensing Enforcement & Technical Officer Licensing Service, Block C Staniforth Road Depot, Staniforth Road, Sheffield, S9 3HD.

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

From: Chris McKinney <chrismckinney@kinnf.com>

Sent: 24 January 2022 08:37

To: licensing@sheffield.gov.uk

Subject: Project Ninkasi Limited licence application - KINNF comments

Dear Licensing Department,

Please find attached the comments of KINNF on the licence application from Project Ninkasi Limited in Little Kelham.

I would appreciate confirmation of receipt and any revisions to the licence application.

Best wishes,

Chris McKinney

Deputy Chair of KINNF