

---

**From:**  
**Sent:** 11 October 2018 20:04  
**To:** Licensing Com  
**Subject:** Ref mau165872

**Categories:** Karen

I would like to say that there has been a lot of people complaining about the application for this venue to have extended opening hours. The issue seems to be concern re noisy students returning home in the early hours. As a resident of Winton this can certainly be a problem however I cannot see that this venue being open late would add to the issue of house parties or students returning from town. As a mother in her late forties I am quite looking forward to a new venue to visit locally and feel that this is a positive step for Winton.

Mrs Lorraine James

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Ellie Hilton  
**Sent:** 15 October 2018 20:58  
**To:** Licensing Com  
**Subject:** Buffalo opening hours

Hello,

Im am writing today to show my support for the new Buffalo Bar opening in Winton to be able to extend its opening hours. The old Buffalo site was a real social hub of the Winton community, and the only real bar in the Winton area that is popular with huge student community living here. Extending the opening hours would be great for those of us that work/study late, and wish to socialise afterwards in a fun and accepting environment.

Thank you for taking the time to read this email,

Kind Regards,

Ellie Hilton- Winton Resident

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Drew Miller Hyndman  
**Sent:** 15 October 2018 19:15  
**To:** Licensing Com  
**Subject:** Buffalo Winton application for later opening hours

**Categories:**

Dear Sir/Madam,

I am writing to show support for the application by Buffalo Winton to extend their licensed opening hours.

I believe extending the hours would bring benefit to the area, considering that none of the other bars or pubs are open past 11.

This means that after 11 many people either go home or head into town, thus taking money out of the area. It also forces residents who may wish to stay out to make the trip into town, costing them money and meaning they have less of a connection with the area.

Lastly, buffalo has had success in lansdowne with longer opening hours and it would be a shame to limit their success in Winton by not approving their application.

Many Thanks,

Drew Miller Hyndman

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Alec Barrie  
**Sent:** 15 October 2018 19:22  
**To:** Licensing Com  
**Subject:** Buffalo Bar Winton License rquest

**Categories:**

Hello,

I would like to write to voice my support for the extension of trading hours for the new premises of Buffalo Bar in Winton. I was a regular attendee of the old premises and found it to be the beating heart of culture and nightlife in the area. Nowhere else in Winton held live music and was such a hub of activity than Buffalo. For students with irregular timetables, the bar was a steadfast reminder that even if you'd got off of work or university late, there was somewhere in town full of friendly faces and great vibes. This continued after finishing university and remained a huge part of the community in the area until it was shut. I feel that winton has bee nat a loss without such a na amazing place and I hope to see it returned in its former glory.

Thank you,

Alec Barrie

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** maria heitman  
**Sent:** 15 October 2018 19:44  
**To:** Licensing Com  
**Subject:** Buffalo bar Winton

**Categories:**

To whom it may concern

My name is Maria and I am 33 years old. And live in Winton. We have been going to Buffalo for many years. We were saddened to hear of its closing and absolutely thrilled at the prospect of a new location for the bar.

We have always found that it is mostly relaxed during the week with an appealing attraction of music and art. I think that to extend the licensing hours would be beneficial and aid to Wintons thriving atmosphere.

Kind regards  
Maria

Get [Outlook for iOS](#)

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Jean-Paul DuBock  
**Sent:** 15 October 2018 22:52  
**To:** Licensing Com  
**Subject:** A letter in support of a license application

Hello,

I am writing to support a current application to extend opening hours at the new Buffalo site in Winton, Bournemouth.

I was previously a relatively infrequent patron but over the many years that Buffalo was open in Winton at its previous site, I enjoyed the great atmosphere and extended hours on offer.

I feel that Buffalo previously offered, and will continue to offer an unique environment in which locals and students can socialise and mix.

I am sure that the experienced owners and management team will create another excellent venue with a great atmosphere and I would like to firmly support their application.

I have lived in and around the Winton area most of my life and have recently moved to Charminster - just a ten minute walk from the new site, and I would prefer to visit this venue than venture further into Bournemouth town centre for later opening hours.

I hope that my letter of support will improve the chance of successful application, and I would like you to consider this letter and include it so that it may be read by anyone who is deciding upon this.

Many thanks

Jean-Paul Dubock

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Martin Rudd  
**Sent:** 15 October 2018 22:03  
**To:** Licensing Com  
**Subject:** Buffalo bar winton

Dear Sir/Madam,

I am writing to you regarding the operation of the reappropriation of the Hop and Kilderkin to the Buffalo Winton.

I had learned that you are taking comments regarding the opinions of residents of the area so please allow me to submit my comments for your consideration.

As a Winton local, I was saddened to learn of the sale of the original Buffalo. It was all too familiar to hear that big business was bulldozing the smaller, more resilient businesses. Whilst we all enjoy the conveniences of Lidl and shopping, there has been an absence of plurality in the drinking scene in Winton since the departure of the bar. As it is primarily a student bar, I'm naturally adverse to these types personally, but the way the Buffalo had attracted everyone else gives a true alternative to the Weatherspoons or other chain pubs (aside from the delightful micropub). I think that the true spirit of the Buffalo was in the opening hours being outside of 12 o'clock as it was always a well staffed place that was able to keep the peace by virtue of the punters and bouncers together. This lends itself to the local economy much better by allowing the Buffalo to operate to its full capacity and bringing other local businesses up with it.

Many thanks for your consideration.

Martin Rudd

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Rosa Trout  
**Sent:** 15 October 2018 23:32  
**To:** Licensing Com  
**Subject:** Buffalo Bar License Application Winton

To whom it may concern

We would like to offer support for Buffalo Bar's application for a late closing.

We live in Winton and can confidently say that when the Bar was near Lidl the staff were responsive and polite and there was never any trouble in the neighbourhood.

Door security staff manage any queues and were always polite to residents regardless of age.

I am not a frequent participant however on the odd occasion we have enjoyed lunch and meeting with friends to have a cocktail or two.

The Buffalo Bar offers a multigenerational approach where all can enjoy music, laughter and drinks in a safe and enjoyable way!

Yours sincerely

Mr and Mrs Darren and Rosa Trout

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---



---

**From:** Jeremy Bartlam  
**Sent:** 16 October 2018 20:59  
**To:** Licensing Com  
**Subject:** Buffalo Bar Winton's Hours

Dear Sirs,

I understand Buffalo Bar is reopening in a new location in Winton. I hope you will allow the same licensing hours as the previous Buffalo Bar so we are able to enjoy our nights out in a orderly way without the need to rush last drinks. I believe the previous Buffalo Bar was totally trouble free so I hope that exemplary record can be maintained.

Thank you and kind regards,  
Jeremy Bartlam....

**Jeremy Bartlam**

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Lauren Angove  
**Sent:** 16 October 2018 05:21  
**To:** Licensing Com  
**Subject:** Buffalo bar: winton: opening hours

**Categories:** Karen

Hey,

Im emailing from Canada, but i used to live in winton, heard that buffalo bar was looking to extend its hours. I used to love visiting any time.of the day or night because it never felt like any other bar in Bournemouth filled with drunk people, it felt like a bar where i could relax after work or go for food before university or meet friends from out of town.

I live and work in canada now but know how much of a huge part of the community the bar is and just wanted to give my support for extending the opening hours. I had terrible neighbors and would go there instead of being at home which screams volumes! There is always two sides to every battle but this is a fantastic venue with a strong positive effect on the community.

Thanks

Lauren angove

Banff, Canada, former resident of winton!

Get [Outlook for Android](#)

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Julia Callow  
**Sent:** 18 October 2018 16:34  
**To:** Licensing Com  
**Subject:** Re: The Buffalo, 303-305 Wimborne Road, BH9 2AA

Dear Sir or Madam,

I am writing in support of the application of The Buffalo to vary the premises licence for the premises at 303-305 Wimborne Road in Winton.

I have lived in or around the Winton area all of my life, as do many of my friends and family. The previous premises of this business in Winton (Withermoor Road) was a thriving hub of the community for ten years. A combination of the premises size, later opening hours and the passion and hard work of the owner, managers and staff meant that they could offer something unique in Winton- somewhere where a diverse mix of locals and university students could rub shoulders happily and enjoy entertainment from a variety of talented musicians, DJ's and artists. This is something that has definitely been missed since the Withermoor Road premises closed in January of this year.

The new premises opening on Wimborne Road is most welcome news, but it will only be able to match the success of the previous incarnation if the hours for the sale of alcohol and provision of entertainment can be extended. If the staff and clientele are largely the same as at the previous premises then I do not foresee this causing any problems for the residents of Winton. The effect would instead be positive, boosting the economy and community spirit of the area.

Kind Regards,

Julia Callow

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

---

**From:** Jeremy Bartlam  
**Sent:** 21 October 2018 08:53  
**To:** Licensing Com  
**Subject:** Re: Confirmation of Receipt of your Enquiry to Regulatory Services  
  
**Categories:** Linda

Dear Sirs,

Having visited the new Buffalo Bar in Winton for their opening night and met both the owner and management I wholly support their application for extending their licence. All the staff and management were excellent in every way and this new venue should be given every chance to succeed in its endeavours. As a Winton resident this is a refreshingly new and vibrant venue.

Thank you and kind regards,  
Jeremy Bartlam.....

On Tuesday, 16 October 2018, 21:00:38 BST, Licensing Com <Licensing@Bournemouth.gov.uk> wrote:

Dear Sir or Madam,

Thank you for contacting Regulatory Services.. Your request will be passed to an officer who will aim to contact you within the next 3 days.

If you are experiencing problems associated with noise at night please contact our out of hours service on 0800 0281870

Information about our service is detailed on the Councils website at [www.bournemouth.gov.uk](http://www.bournemouth.gov.uk)

[THIS IS AN AUTOMATED MESSAGE - PLEASE DO NOT REPLY DIRECTLY TO THIS EMAIL]

\*\*\*\*\* This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This footnote also confirms that this email message has been checked for the presence of computer viruses. \*\*\*\*\*

---

**From:** Chris Rigby  
**Sent:** 22 October 2018 14:32  
**To:** Licensing Com  
**Subject:** The Buffalo, Winton

Dear Sir/Madam,

I'm writing in support of the application for Buffalo Winton, to extend its licencing hours. As a local resident, I believe that having a local pub with later opening would be beneficial to the local community.

Currently all bars in Winton close by 11pm leaving no late opening premises available, forcing all those who wish to drink later having to go into Bournemouth town centre or back to their homes.

Having the option to remain in Winton until a later hour, would reduce the likelihood of people choosing to 'move on' into the town centre. In my opinion this will retain people who live locally in the local area, allowing them to socialise together developing a more cohesive community.

Currently there are two major demographics in the local area, students and local residents. Having a place where both can socialise and interact can only be beneficial to Winton.

In my experience local pubs are an important part of the community, as can be demonstrated by other bars within Bournemouth.

Kind Regards,

Chris Rigby

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

**BUFFALO BAR, WIMBORNE ROAD, WINTON**



View from front door



Front door on right and stage (raised area)



Rear section



Reverse view



Views of the bar



**MENU (Excluding Sunday roast dinner)  
(Old LP covers with the original vinyl records inside)**





Sound system plug ins above stage and control boxes/amplifiers



Premises from outside



Alma Road



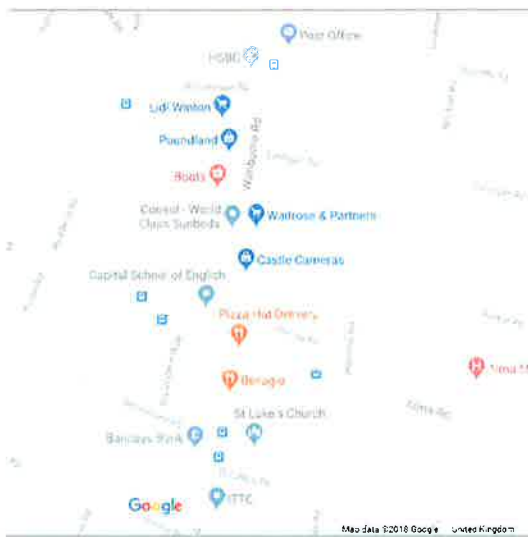
(Night) bus stop on Alma Road





Smoking shelter to rear (Alma Road) (24 seated)

Wimborne Road



Withermore Road – location of previous “Buffalo”



This premises closed in January 2018 and have been demolished (as has an adjacent house). The licence extended to 1 a.m. every day of the week (plus 30 minutes “drinking up” time).





Original Buffalo site



Application site

## Michelle Fletcher - Licensing

---

**From:** Matthew Taylor  
**Sent:** 07 November 2018 16:06  
**To:** P.Day@laceyssolicitors.co.uk; Michelle Fletcher - Licensing  
**Cc:** tom@barbuffalo.co.uk  
**Subject:** RE: Buffalo Licence Variation application (RU234/1)

Good Afternoon Philip,

I can agree that I am now happy with the below conditions and as such I remove my objection.

Thank you for speaking with me earlier.

Regards

**Matthew Taylor**

**Senior Environmental Health Officer**

Planning Transport & Regulation

Website: [www.bournemouth.gov.uk](http://www.bournemouth.gov.uk)

Telephone: 01202 451082 Email : [matthew.taylor@bournemouth.gov.uk](mailto:matthew.taylor@bournemouth.gov.uk)



**Building a Better Bournemouth**

**From:** P.Day@laceyssolicitors.co.uk <P.Day@laceyssolicitors.co.uk>  
**Sent:** 07 November 2018 15:41  
**To:** Matthew Taylor <Matthew.Taylor@Bournemouth.gov.uk>; Michelle Fletcher - Licensing <Michelle.Fletcher3@Bournemouth.gov.uk>  
**Cc:** tom@barbuffalo.co.uk  
**Subject:** Buffalo Licence Variation application (RU234/1)

Dear Matthew and Michelle

Regarding Matthew's representation, I believe that we are now agreed with regard to further conditions as follow:-

No noise generated on the premises by regulated entertainment, plant, machinery, associated equipment and customers shall emanate from the premises or cause vibration to be transmitted through the structure of the building so as to cause a public nuisance.

Save when live and recorded music entertainment is provided pursuant to the Live Music Act as amended, all amplified music shall be routed through the premises' own sound amplification system, control of the volumes shall be by staff only and not performers and no drum kits shall be permitted. Staff will also monitor noise levels outside the premises at least once every 30 minutes to ensure that no public nuisance is being caused.



Patrons wishing to smoke shall be directed to the rear smoking area until the same is closed no later than 11 p.m. and thereafter, persons smoking at the front of the premises shall be supervised by SIA registered door staff whenever the same are on duty.

If Matthew can please confirm that these are now agreed, the application can be treated as amended accordingly.

Michelle – can you please ensure that all parties and members are made aware of this agreement, have copies of the photographs and copies of those emails and letters that you received in support of the application as I wish to rely on those at the hearing?

Regards

Philip  
**Philip Day | Partner**  
on behalf of

**LACEYS SOLICITORS**

**Direct:** 01202 755216 **Licensing Dept Support Team:**01202 755212 **Reception:** 01202 755980

**E:** [p.day@laceyssolicitors.co.uk](mailto:p.day@laceyssolicitors.co.uk) **W:** [www.laceyssolicitors.co.uk](http://www.laceyssolicitors.co.uk)

9 Poole Road, Bournemouth, BH2 5QR

**Warning: Please be aware of cyber crime. Laceys will not take responsibility if you transfer money to a wrong bank account. Please speak to your solicitor before transferring any money. If you receive an email from us requesting your bank details, please contact your solicitor immediately to clarify.**

Laceys respects your privacy and is committed to protecting your personal data in accordance with law and our privacy notices (which we may amend from time to time). They set out how we look after personal data, when we collect, store or otherwise process it and inform you about your privacy rights and how the law protects you. They can be found at <https://www.laceyssolicitors.co.uk/privacy-policy/#a599551> . We will also send copies by post or email if requested.

Laceys Solicitors LLP is a limited liability partnership registered in England and Wales (with registered number OC381963). A list of members' names is available for inspection at our registered office at 5 Poole Road Bournemouth Dorset BH25QL. Laceys Solicitors LLP is authorised and regulated by the Solicitors Regulation Authority (SRA No: 592116). We use the word "Partner" to refer to a member of Laceys Solicitors LLP, or an employee or consultant who is a lawyer with equivalent standing and qualification. Information in this email and any attachments is confidential and may be legally privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify us and please delete this message and any attachment from your system immediately. Full responsibility for checking that this email and any attachment is virus free rests on the addressee. Laceys will not accept service by email or fax of any formal notice or court document.

---

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

---