

22.05.2014

Park Street
Woodstock
OX20 1SP

West Oxfordshire District Council
Licencing Department

Head of Community Services
West Oxfordshire District Council
Elmfield Witney Oxon
OX28 1PB

For the attention of the case officer

**Objection for the grant of a Premises Licence or Club Certificate
for Mr Richard W Leonard -Love Wine Merchant Ltd
at 6 Park Street Woodstock Oxfordshire**

My name is [redacted] and I am a resident of Woodstock for many years, of number [redacted] Park Street, where I live with my young family (wife and 3 year old son), we are in our third year and signed up for another two, therefore directly impacted by the new tenants/business moving at number 6 Park Street next door.

I wish to strongly object the grant of a Premises Licence or Club Certificate for Mr Richard W Leonard-Love Wine Merchant Ltd in this location, at number 6 Park Street Woodstock.

I am aware that any representation must be made in relation with one of the 4 Licencing Objectives, as I have got a Personal Licence myself and I strongly believe that my objection is relevant for most of the above mentioned objectives, and I trust that The Council will take in consideration all of the aspects and parties/residents that will be directly impacted by the grant of the Wine Merchant Licence.

I would like to make a reference to the fact that the same business applied for the Premises Licence on 13th January 2014 to use premises at number 20 Oxford Street Woodstock OX20 1TS, to sell wine and spirits and wine tastings between 10:30am-9:30pm, and I believe the application was rejected, the case officer could investigate.

I would like to start with one of the four Licencing Objective that I feel relates and encompasses the whole situation, namely "Prevention of public nuisance". A Public Nuisance was defined by the English scholar Sir J F Stephen as, "an act not warrant by law, or an omission to discharge a legal duty, which act or omission obstructs or causes inconvenience or damage to the public in the exercise of rights common to all Her Majesty's subjects. Nuisance signifies that the "right of quiet enjoyment" is being disrupted.

I will exemplify now how my personal case relates with this objective. First of all I do not comprehend how the Woodstock Town Council accepted the Wine Merchant as a tenant when the property at number 6 Park Street is out of the commercial path, and most important totally unsuitable for the type of business operated by the possible new tenant due to the fact that is sandwiched in between two residential properties, number four where an elderly couple resides and number 8 where myself and my family resides. I must mention that we were not being consulted by the Council in regards with the new tenant/business coming to number 6.

Woodstock Town Council is also aware about the fact that the only entrance/access to the property at number 6 can be made via the door and hallway situated under my son's bedroom, as somehow the two properties overlap. The entrance to the property at number 6 is situated very close to the entrance of the property at number 8, which will make access to my house more difficult.

The type of business named above and the operating hours requested by the applicant 10:30am-9:30pm, are inappropriate and will cause an absolute chaos for me and my family.

The wine tastings are stated in the application, in my view it is a way of getting away/cover with using the premises as a sort of wine bar. Imagine people having wine tastings in the evening, talking loud, drinking, what is going to happen if they would like to smoke as well, would they take the drinks outside with them... all of these typical aspects of the business would happen just outside my door and under my son's bedroom window, which usually goes to bed at 7:00pm. Let's talk about the logistics of the business, loading and unloading the wine, parking (already a problem in Woodstock), the disposal of the rubbish which will require an industrial/business type of bins, how about many types if we take into consideration the fact that the glass bottles, cardboard wine boxes, general waste, food waste, garden waste must be deposited in specific individual bins required by the Woodstock Town Council, where would they will be kept as there is no such space allocated for the property. The noise levels and the disruption in our lives would be far too great.

In the other hand we are literally surrounded by businesses licenced to sell alcohol, ranging from the COOP supermarket, to all the pubs and hotels/restaurants, therefore we do not need another business selling alcohol in our town centre.

The other objective "Prevention of Crime and Disorder".

The term Disorder may refer to Civil Disorder, one or more forms of disturbance caused by a group of people. We know that the applicant will have the right to organise the wine tastings, but we don't know what kind of clientele the business will attract and there is no insurance for how some of the guests will behave after a wine tasting, that will finish after 9:30pm, when the town is going quiet and not too many people are around.

The other objective is "Public Safety".

How would the business at number 6 will comply with the strict fire rules and regulations and how would that impact on my property, and all the other

properties adjacent number 4, The Post Office, the Museum, the guests of number 6, in case of a fire knowing that the business has only one access door, with no other fire escape route or exit. What would be the maximum number of people allowed by the Fire Department for the property at number 6. I personally think that it is a great Public Safety hazard.

The last objective is "protection of children from harm".

I mentioned above that I have a 3 year old son that resides with me and my wife at number 8, what I did not mention previously is the fact that due to the shape and partition of the properties number 8 and number 6, there are two big windows from the property at number 6 that overlook into my garden, where my son spends a lot of time during the day. As I said earlier we do not know what kind of clientele the next door business will attract and how the new tenants will arrange their property inside, but I can tell you for certain that I would not feel comfortable at all knowing that the wrong people might look at my son while playing in the garden, I do not wish to take any risks.

I will conclude by saying that I trust that the Licencing Department will carefully consider my objection observing how the 4 fundamental objectives relate to the above objection, corroborated with the personal and social aspects of the case, and will reject the grant of a Premises Licence for Mr Richard W Leonard – Love Wine Merchant Ltd for the premises at number 6 Park Street Woodstock on grounds of unsuitability. I would like to thank you in advance for your help.

Kind regards,