

Monday, 20 July 2026

Tel: 01993 861000

e-mail: democratic.services@westoxon.gov.uk

LICENSING PANEL

You are summoned to a meeting of the Licensing Panel which will be held in Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Thursday, 30 July 2026 at 11.00 am.**



Phil Martin
Chief Executive

To: Members of the Licensing Panel

Councillors: Mark Walker, Sandra Simpson, Jack Treloar and Nick Field-Johnson (spare).

Recording of Proceedings – The law allows the public proceedings of Council, Executive, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

AGENDA

1. **Apologies for Absence**
To receive any apologies for absence.
2. **Declarations of Interest**
To receive any declarations of interest from Members of the committee on any items to be considered at the meeting.
3. **Minutes of the Previous Meeting**
This agenda has been published before the meeting of 21 July 2026. The minutes of 21 July 2026 and 30 July 2026 will be considered at the next licensing panel meeting.
4. **I lam - Application for a new Premises Licence - The Double Red, Clanfield Limited for the premises located at The Duchess, Bampton Road, Clanfield. (Pages 5 - 34)**
Purpose:
To determine an application for a new premises licence made by The Double Red Clanfield Limited.

Recommendations:
That the Licensing Panel is asked, in light of the representation received, to consider the application and determine whether to:-
 - grant the application as requested.
 - grant the application subject to such conditions that are necessary to promote the licensing objectives.
 - refuse to specify a person in the licence as the premises supervisor.
 - refuse the application in whole or in part where it is necessary in order to promote the licensing objectives.
5. **Adjournment for lunch**
To allow members to adjourn for lunch before the next application hearing.
6. **2pm - Application for a new Premises Licence - Budgens Store, Wincott Square, Woodstock (Pages 35 - 74)**
Purpose:
To determine an application for a new premises licence made by Shun Retail Store Limited (Budgens).

Recommendation:
That the Licensing Panel is asked, in light of the representation received, to consider the application and determine whether to:-
 - grant the application as requested.
 - grant the application subject to such conditions that are necessary to promote the licensing objectives.

- refuse to specify a person in the licence as the premises supervisor.
- refuse the application in whole or in part where it is necessary in order to promote the licensing objectives.

(END)

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 WEST OXFORDSHIRE DISTRICT COUNCIL	WEST OXFORDSHIRE DISTRICT COUNCIL
Name and date of Committee	LICENSING PANEL THURSDAY 30 JULY 11AM
Subject	APPLICATION FOR A NEW PREMISES LICENCE – THE DOUBLE RED CLANFIELD LIMITED FOR THE PREMISES LOCATED AT THE DUCHESS, BAMPTON ROAD, CLANFIELD.
Wards affected	Clanfield
Accountable member	Licensing Panel
Accountable officer	Andrea Thomas – Licensing Officer Email: andrea.thomas@westoxon.gov.uk
Summary/Purpose	To determine an application for a new premises licence made by The Double Red Clanfield Limited.
Annexes	Annex A - Application Form Annex B – Plans and location Annex C – Representations
Recommendation(s)	That the Licensing Panel is asked, in light of the representation received, to consider the application and determine whether to:- • grant the application as requested. • grant the application subject to such conditions that are necessary to promote the licensing objectives. • refuse to specify a person in the licence as the premises supervisor. • refuse the application in whole or in part where it is necessary in order to promote the licensing objectives
Corporate priorities	Ensure that services delivered by the Council are delivered to the highest standard
Key Decision	NO
Exempt	NO

Consultees/ Consultation	A 28 day consultation has been undertaken with all Responsible Authorities, Ward Members, and Town Council and advertised in accordance with the Licensing Act 2003.
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1. BACKGROUND

- 1.1 The Licensing Act 2003 ("the Act") allows applicants to apply for new Premises Licences, Premises Licence variations, Club Premises Certificates and Personal Licences. This application is for a New Premises Licence.
- 1.2 The Application was received on the 5th June 2026. The Applicant is The Double Red Clanfield Limited, for a premises licence to be located at The Duchess, Bampton Road, Clanfield.
- 1.3 A copy of the application can be found in **Annex A**.
- 1.4 Hours applied for Sale of alcohol (on and off sales) and Late Night Refreshment

	Sale of alcohol On and off sales	Late Night Refreshment	Opening Hours
Monday to Sunday	24hrs For residents and Bona Fide Guests	2300hrs to 0500hrs For residents and Bona Fide Guests	24hrs For residents and Bona Fide Guests

2. SITE DESCRIPTION

- 2.1 A copy of the plan of the premises and its location can be found in **Annex B**.

3. REPRESENTATIONS

Responsible Authorities under the Licensing Act 2003

- 3.1 The following Responsible Authorities submitted no objection to the application: Oxfordshire Fire Service, Planning Services WODC, Thames Valley Police, Technical Pollution Services WODC, Oxfordshire Safeguarding Team and The Local Health Body (NHS)
- 3.2 Cllr Smith and Cllr Wray have submitted representations which can be found in **Annex C**.

Representations from local residents

- 3.3 There has been 1 representation from a local resident. This is also in **Annex C**.

Views of the Licensing Authority

- 3.4 Planning and Licensing are two separate jurisdictions, and the business operator should ensure that they adhere to both and have requirements in place. The Licensing Panel should not consider matters regarding planning requirements for this application.

4. NATIONAL GUIDANCE

- 4.1** The Secretary of State's Guidance requires Licensing Authorities, following receipt of relevant representations, to make judgements about what constitutes a public nuisance and what is necessary, in terms of Conditions attached to a specific Premises Licence, to prevent it.
- 4.2** Where the Act provides for mandatory conditions to be included in a Premises Licence, it is the duty of the Licensing Authority issuing the Licence to include those conditions in the Licence.

5. FINANCIAL IMPLICATIONS

- 5.1** There are no financial implications arising directly from the consideration of this Application. However, any appeal to the magistrates' court against the refusal of the Application or against the imposition of conditions could result in the Council having to bear the legal costs of defending its decision.

6. LEGAL IMPLICATIONS

- 6.1** There is a right of appeal to the magistrates' court within 21 days of the Council's decision, should the Council refuse the Application or against the conditions imposed on the Licence.

7. BACKGROUND PAPERS

- 7.1** West Oxfordshire District Council's Statement of Licensing Policy – 2021
- 7.2** Home Office S.182 Statutory Guidance published December 2023.

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Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We The Double Red Clanfield Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description The Duchess Bampton Road Clanfield			
Post town	Oxfordshire	Postcode	OX18 2RG

Telephone number at premises (if any)	
Non-domestic rateable value of premises	UNDER CONSTRUCTION PAYING £315

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | ☐ | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | ☒ | please complete section (B) |
| ii as a partnership (other than limited liability) | ☐ | please complete section (B) |
| iii as an unincorporated association or | ☐ | please complete section (B) |
| iv other (for example a statutory corporation) | ☐ | please complete section (B) |
| c) a recognised club | ☐ | please complete section (B) |
| d) a charity | ☐ | please complete section (B) |

- e) the proprietor of an educational establishment ☐ please complete section (B)
- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a

statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable) **[INTENTIONALLY BLANK]**

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)
Surname		First names		
Date of birth		I am 18 years old or over ☐ Please tick yes		
Nationality				
Current residential address if different from premises address				
Post town		Postcode		
Daytime contact telephone number				
E-mail address (optional)				
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)				

SECOND INDIVIDUAL APPLICANT (if applicable) [INTENTIONALLY BLANK]

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)
Surname			First names	
Date of birth			I am 18 years old or over ☐ Please tick yes	
Nationality				
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)				
Current residential address if different from premises address				
Post town		Postcode		
Daytime contact telephone number				
E-mail address (optional)				

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name The Double Red Clanfield Limited
Address Registered Office: The Double Red Duke Bourton Road, Clanfield, Bampton, Oxfordshire, England, OX18 2RB Correspondence to: Keystone Law Solicitors, 48 Chancery Lane, London WC2A 1JF (FAO: Niall McCann/Marilyn Gayle)
Registered number (where applicable) 05464804
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company

Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

This is an application for The Duchess, a converted barn, which will be used as additional guest accommodation for the Double Red Duke (<https://www.countrycreatures.com/double-red-duke/>) a critically acclaimed hotel. Alcohol will be supplied occasionally via a pop-up bar in the kitchen/sitting room and in mini bars in the bedrooms.

The premises will be staffed and supervised by the Double Red Duke team and **the sale and supply of alcohol is only for overnight residents and their bona fide guests. There will be no public bar.**

A condition has been proffered that guests cannot take drinks outside into the garden after 23.00 hours to ensure that local residents are not disturbed.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | ☐ |
| b) films (if ticking yes, fill in box B) | ☐ |
| c) indoor sporting events (if ticking yes, fill in box C) | ☐ |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | ☐ |
| e) live music (if ticking yes, fill in box E) | ☐ |
| f) recorded music (if ticking yes, fill in box F) | ☐ |
| g) performances of dance (if ticking yes, fill in box G) | ☐ |

- h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H)

☐

Provision of late night refreshment (if ticking yes, fill in box I)

☒

Supply of alcohol (if ticking yes, fill in box J)

☒

In all cases complete boxes K, L and M

A [INTENTIONALLY BLANK]

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

B [INTENTIONALLY BLANK]

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C [INTENTIONALLY BLANK]

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D [INTENTIONALLY BLANK]

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

E [INTENTIONALLY BLANK]

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

F [INTENTIONALLY BLANK]

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Wed			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Thur					
Fri					
Sat					
Sun					

G [INTENTIONALLY BLANK]

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

H [INTENTIONALLY BLANK]

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
Mon				Outdoors	☐
				Both	☐
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	☒
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) ONLY FOR RESIDENTS AND BONA FIDE GUESTS		
Mon	23:00	05:00			
Tue	23:00	05:00			
			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed	23:00	05:00			
Thur	23:00	05:00			
			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6) ONLY FOR RESIDENTS AND BONA FIDE GUESTS		
Fri	23:00	05:00			
Sat	23:00	05:00			
Sun	23:00	05:00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	☐	
				Off the premises	☐	
				Both	☒	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) 24 HOURS FOR RESIDENTS AND BONA FIDE GUESTS			
Mon	00:00	00:00				
Tue	00:00	00:00				
Wed	00:00	00:00				
Thur	00:00	00:00				Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) 24 HOURS FOR RESIDENTS AND BONA FIDE GUESTS
Fri	00:00	00:00				
Sat	00:00	00:00				
Sun	00:00	00:00				

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Sam Murray Pearman
Date of birth	
Address	
Postcode	
Personal licence number (if known)	05/00797/PERC
Issuing licensing authority (if known)	Cotswold District Council

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5) 24 HOURS FOR RESIDENTS AND BONA FIDE GUESTS
Day	Start	Finish	
Mon	00:00	00:00	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) 24 HOURS FOR RESIDENTS AND BONA FIDE GUESTS
Tue	00:00	00:00	
Wed	00:00	00:00	
Thur	00:00	00:00	
Fri	00:00	00:00	
Sat	00:00	00:00	
Sun	00:00	00:00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Please refer to the attached Annex A for proposed conditions to promote the licensing objectives which follows at the end of this application form.

b) The prevention of crime and disorder

Please refer to the attached Annex A for proposed conditions to promote the licensing objectives which follows at the end of this application form.

c) Public safety

Please refer to the attached Annex A for proposed conditions to promote the licensing objectives which follows at the end of this application form.

d) The prevention of public nuisance

Please refer to the attached Annex A for proposed conditions to promote the licensing objectives which follows at the end of this application form.

e) The protection of children from harm

Please refer to the attached Annex A for proposed conditions to promote the licensing objectives which follows at the end of this application form.

Checklist:**Please tick to indicate agreement**

- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. **ONLINE APPLICATION LA TO SERVE** ☒
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ☐

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or
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	her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	<i>Keystone Law</i>
Date	4 June 2026
Capacity	Keystone Law Solicitors Authorised Agents on behalf of Applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

Marilyn Gayle
Keystone Law
48 Chancery Lane

Post town	London	Postcode	WC2A 1JF
Telephone number (if any)	07423 640 206		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Marilyn.Gayle@keystonelaw.co.uk			

**THE DUCHESS
BRAMPTON ROAD
CLANFIELD
OXFORDSHIRE OX18 2RG**

ANNEX A

PROPOSED CONDITIONS TO PROMOTE THE LICENSING OBJECTIVES

1. The sale of alcohol shall only be to residents and bona fide guests.
2. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
3. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
4. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
5. No drinks will be permitted in outside areas after 23:00 hours.

EXTENT OF DEMISE

PROPOSED AREA FOR
LICENSEABLE ACTIVITIES

FIRE DETAILS:	LIFE SYSTEMS LEGEND:
FIRE BLANKET IN CONTAINER	HEAT DETECTOR
CARBON DIOXIDE FIRE EXTINGUISHER	SMOKE DETECTOR
9 LITRE WATER EXTINGUISHER	EM ■ EMERGENCY LIGHTING
DRY POWDER EXTINGUISHER	ILLUMINATED EXIT SIGN
FOAM FIRE EXTINGUISHER	FIRE ALARM SOUNDER
HALF HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS	FIRE ALARM SOUNDER w BEACON
ONE HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS	FIRE ALARM PANEL
VP - VISION PANEL	CALL POINT/BREAK GLASS
PB - PANIC BOLT	FIRE ALARM INTERFACE
SC - SELF CLOSING	FIRE ALARM INTERFACE
NOTE: THE CURRENT LOCATION OF FIRE SAFETY EQUIPMENT AND OTHER SAFETY EQUIPMENT IS SHOWN. THESE MAY BE SUBJECT TO VARIATION IN THE FUTURE AS NECESSARY AND APPLICABLE IN LIAISON WITH THE FIRE OFFICER.	
FIRE ALARM INSTALLATION - CONFORM TO L1 REGS	
EMERGENCY LIGHTING INSTALL - CONFORM BS 5266 PART 1	
SEATING LAYOUT INDICATIVE ONLY	

PROPOSED MAIN HOUSE
GROUND FLOOR PLAN

Do not scale from drawing. All levels and dimensions must be checked on site by contractor prior to commencement of works. Any discrepancies or variations must be reported to Clare Wood.

Drawing Status

Approval ☐ Tender ☐ Construction ☐ Information ☒ Preliminary ☐ As Built ☐

Scale [M]

1:50 1:120

8m 3.2m

Revision

4.

Client

County Creatures LLP

Drawing Title

Proposed Ground Floor Plan

Date

JAN 2026

Status

Information

Drawn By

CV

Checked By

AK

Drawn No.

142LUC1

Drawn Date

61 Beaumont Road, London SE18 3BZ

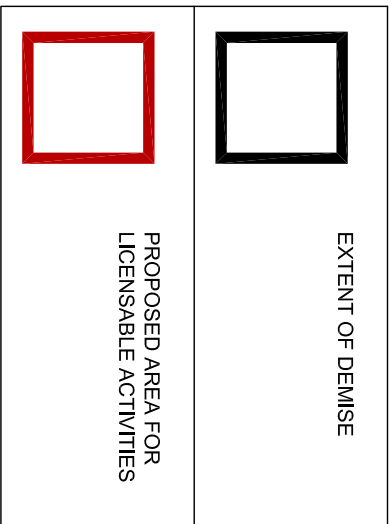
Drawn By

Clare Wood - Creative Pickle

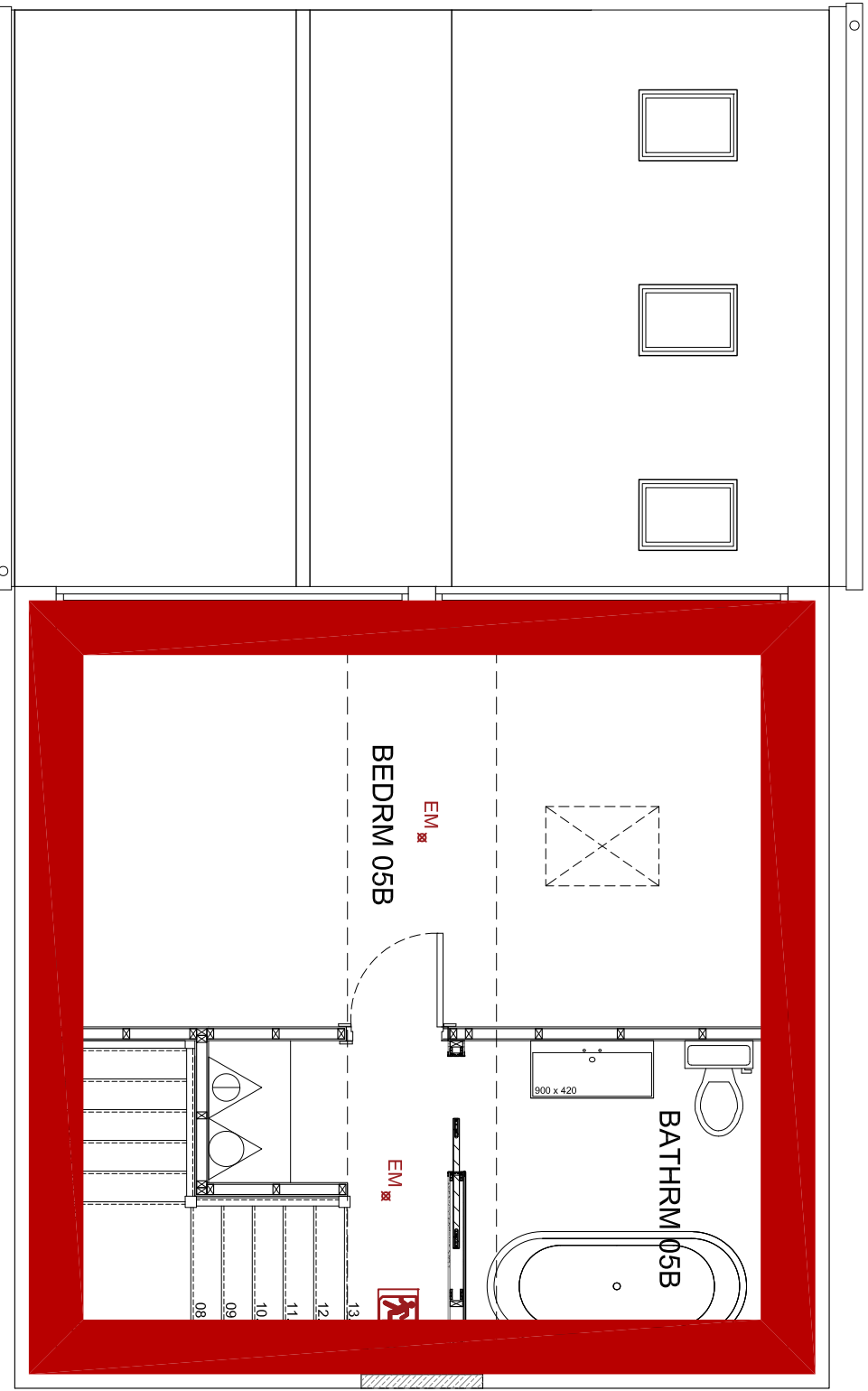
The ground floor plan shows a main house with a central hall and several rooms. The layout includes:

- Rooms:** BEDRM 01, BEDRM 02, BEDRM 03, BEDRM 04, BEDRM 05A (Family Room), BEDRM 05A (Bathroom), LOUNGE, KITCHEN, SITTING ROOM, COMMS ROOM, PORCH, BATHRM 01, BATHRM 02, BATHRM 03, BATHRM 04, BATHRM 05A, W.C., Log Store, ORANGERY, WELL, FIRE, ARCHWAY, LOGS, and BIN STORE.
- Outdoor Areas:** A large lawn area, a gravel circle, and a gravel area. There are also several trees and shrubs.
- Landscaping:** The plan shows a variety of trees and shrubs, including a large tree in the gravel circle and several smaller trees in the lawn area.
- Other Features:** A timber clad wall with glazed roof lights, a roof light in the orangery, and a beam over the sitting room.

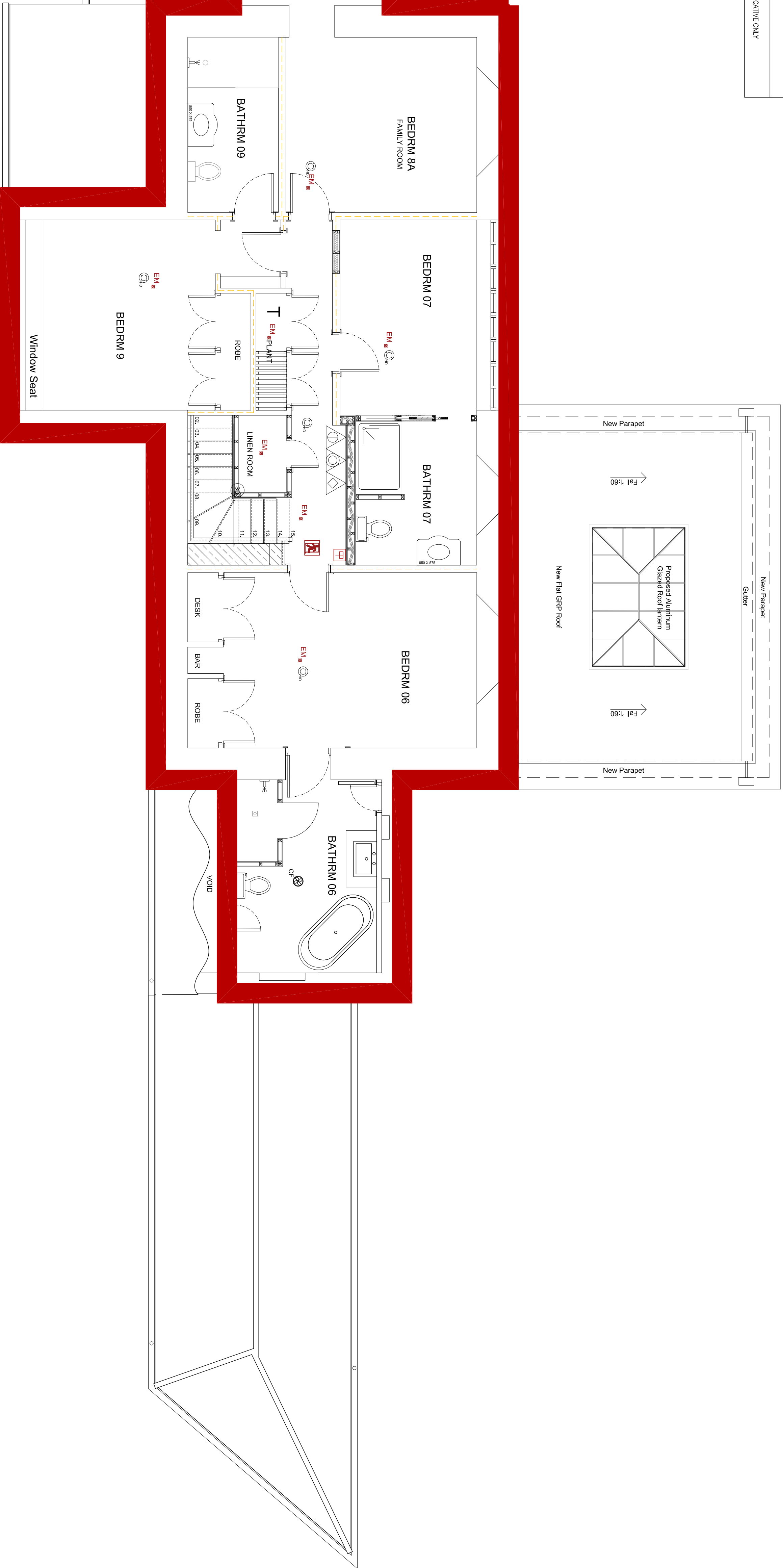
Page 29



FIRE DETAILS:	LIFE SYSTEMS LEGEND:
FIRE BLANKET IN CONTAINER	HEAT DETECTOR
CARBON DIOXIDE FIRE EXTINGUISHER	SMOKE DETECTOR
9 LITRE WATER EXTINGUISHER	EMERGENCY LIGHTING
DRY POWDER EXTINGUISHER	ILLUMINATED EXIT SIGN
FOAM FIRE EXTINGUISHER	FIRE ALARM SOUNDER
F30 HALF HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS	FIRE ALARM SOUNDER w BEACON
F60 ONE HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS	FIRE ALARM PANEL
VP VISION PANEL	CALL POINT/BREAK GLASS
PB PANIC BOLT	FIRE ALARM INTERFACE
SC SELF CLOSING	
ALL EXTINGUISHERS ARE TO COMPLY WITH THE CURRENT BS EN STANDARD. FIRE ALARM INSTALLATION - CONFORM TO L1 REGS EMERGENCY LIGHTING INSTALL - COMPLY BS 5266 PART 1	NOTE: THE CURRENT LOCATION OF FIRE SAFETY EQUIPMENT AND OTHER SAFETY EQUIPMENT IS SHOWN FOR INFORMATION ONLY. THE FUTURE AS NECESSARY AND APPLICABLE IN LUNSON WITH THE FIRE OFFICER. SEATING LAYOUT INDICATIVE ONLY



PROPOSED MAIN HOUSE
FIRST FLOOR PLAN



Cllr Wray

I object to this licensing application of the grounds of inappropriate venue, lack of justification and avoidance of public nuisance. This former private house is close to other residential property and its granted change of use applied to provision of additional accommodation for the nearby Double Red Duke hotel. Opposite is also the Masons Arms under the same ownership, and recently converted with additional bedrooms. These provide ample opportunities for drinks for any overnight residents during normal hours (up to 23.00pm). It is also proposed that the rooms will be equipped with mini-bars for the residents. There can be no justification for an additional pop-up bar in the kitchen /sitting room and a license for the supply of alcohol 23.00-5.00am, potentially 7 days/week. It will be impossible to limit consumption in the garden after 23hrs. It is also noted that the application mentions residents AND bona fide guests and the sale of alcohol for consumption both on and off the premises. The risk of significant noise constituting a nuisance is high. On these grounds, this application should be refused

Cllr Smith

The property for which this licence is requested is a former residential dwelling, surrounded by other dwellings. The change of use that was granted for the property was granted on the basis that it would provide more letting rooms for the Double Red Duke. It was not to create a venue for the holding of parties. Allowing a licence through the night is almost certain to lead to disturbance and nuisance for the neighbours. The proposal to confine the supply to residents and "bona fide guests" is impossible to define and, therefore, to police. The proposed condition that no noise generated on the premises should be audible is very difficult to enforce and is unlikely to be useful in preventing nuisance being caused to the neighbours.

The proper place for party-type activities is not in this property, but in the hotel, and therefore I strongly believe that this licence should be refused.

Sally Owen

My property is uncomfortably close to the Duchess. My lounge window opens onto the boundary fence. Above this is my bedroom window. Both these windows look directly towards the position of the proposed conservatory. Please see the two attached photos, taken from my lounge and my front bedroom window.

To have a provision for late night refreshments until 5am is excessive. The Masons Arms has a license until 1am, which with the 24 hour provision for the mini bars in the rooms should be more than adequate. The proposed conditions for alcohol to not be permitted outdoors after 23.00 hours is unworkable. This condition relates to the drinks, and not the people. Can the member of staff really keep in excess of 20 people indoors to drink when they are there to party? Furthermore, I wonder if the member of staff would actually know if people there at The Duchess were residents or bona fide guests or not. At 5am many of the Clanfield residents are getting up to start their day. They would hope to do so after a good night's sleep.

At the planning committee back in 2024, we were assured by Ms Pearman it was not to be used as a party house. They also stated that there would be no more noise associated with this property than would be the case should a family live there. This alcohol license application together with the knowledge that they will let the building for 3 day blocks to one group of people must surely contradict this. I fail to see where the member of staff will be within the building to cover their 24 hours a day condition.

An evening event was held at The Masons Arms on Friday 26th June during the heatwave. The noise prevented me from sleeping, so I was forced to close all my windows and doors. It got very hot.

The Double Red Duke is not next door, but across two roads.

So for all these reasons I would like to object to this application on grounds of public nuisance

Please see photos below





 WEST OXFORDSHIRE DISTRICT COUNCIL	WEST OXFORDSHIRE DISTRICT COUNCIL
Name and date of Committee	LICENSING PANEL – THURSDAY 30 JULY 2026 2pm
Subject	APPLICATION FOR A NEW PREMISES LICENCE – BUDGENS STORE, WINCOTT SQUARE, WOODSTOCK.
Wards affected	Woodstock
Accountable member	Licensing Panel
Accountable officer	Andrea Thomas – Licensing Officer Email: andrea.thomas@westoxon.gov.uk
Summary/Purpose	To determine an application for a new premises licence made by Shun Retail Store Limited (Budgens)
Annexes	Annexe A - Application Form Annexe B - Plan of the area to be licensed Annexe C - Representations
Recommendation(s)	That the Licensing Panel is asked, in light of the representation received, to consider the application and determine whether to:- • grant the application as requested. • grant the application subject to such conditions that are necessary to promote the licensing objectives. • refuse to specify a person in the licence as the premises supervisor. • refuse the application in whole or in part where it is necessary in order to promote the licensing objectives
Corporate priorities	Ensure that services delivered by the Council are delivered to the highest standard
Key Decision	NO
Exempt	NO
Consultees/ Consultation	A 28 day consultation has been undertaken with all Responsible Authorities, Ward Members, and Town Council and advertised in accordance with the Licensing Act 2003.

1. BACKGROUND

- 1.1** The Licensing Act 2003 (“the Act”) allows applicants to apply for new Premises Licences, Premises Licence variations, Club Premises Certificates and Personal Licences. This application is for a New Premises Licence.
- 1.2** The Application was received on the 8th June 2026. The Applicant is Shun Retail Store Limited, for a premises licence to be located at Budgens, Wincott Square, Woodstock.
- 1.3** A copy of the application can be found in **Annex A**.
- 1.4** Hours applied for Off Sales

	Supply of Alcohol Off sales	Opening Hours
Monday to Sunday	0600hrs to 2300hrs	0600hrs to 2300hrs

2. SITE DESCRIPTION

- 2.1** A copy of the plan of the premises and its location can be found in **Annex B**.

3. REPRESENTATIONS

Responsible Authorities under the Licensing Act 2003

- 3.1** The following Responsible Authorities submitted no objection to the application: Local Health Body, Oxfordshire Safeguarding Child Board Office, Planning Services WODC, Thames Valley Police and Technical Pollution Services WODC.

Town and Parish Council

- 3.2** Woodstock Town Council made a representation, which can be found in **Annex C**.

Representations from local residents

- 3.3** There have been objections from local residents and one letter of support. These are listed in **Annex C**.

Views of Licensing Authority

- 3.4** Of the concerns raised, which we consider are not relevant in the representations, are:

- Matters to do with traffic, including road safety:
- Matters involving parking
- Matters relating to other premises
- Matters concerning food smells and light pollution
- Planning matters

The Licensing Authority does not consider these concerns for the following reasons.

Traffic and parking concerns cannot be taken into consideration under the Licensing Act 2003 and would be dealt with under Planning Legislation. Planning and Licensing are two separate

jurisdictions, and it is up to the business operator to ensure that they adhere to both and have requirements in place.

Matters regarding other premises cannot be taken into account when determining this application under the Licensing Act 2003

Food smells and light pollution are again dealt with under other planning and environmental legislation. The sale of hot food from the premises is not a licensable activity; it only becomes licensable after 2300hrs and before 0500hrs.

4. NATIONAL GUIDANCE

- 4.1** The Secretary of State's Guidance requires Licensing Authorities, following receipt of relevant representations, to make judgements about what constitutes a public nuisance and what is necessary, in terms of Conditions attached to a specific Premises Licence, to prevent it.
- 4.2** Where the Act provides for mandatory conditions to be included in a Premises Licence, it is the duty of the Licensing Authority issuing the Licence to include those conditions in the Licence.

5. FINANCIAL IMPLICATIONS

- 5.1** There are no financial implications arising directly from the consideration of this Application. However, any appeal to the magistrates' court against the refusal of the Application or against the imposition of conditions could result in the Council having to bear the legal costs of defending its decision.

6. LEGAL IMPLICATIONS

- 6.1** There is a right of appeal to the magistrates' court within 21 days of the Council's decision, should the Council refuse the Application or against the conditions imposed on the Licence.

7. BACKGROUND PAPERS

- 7.1** West Oxfordshire District Council's Statement of Licensing Policy – 2021
- 7.2** Home Office S.182 Statutory Guidance published December 2023.

(END)

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Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Jeyasothy

* Family name

Jeyaalan

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?

☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

17188775

Business name

SHUN RETAIL STORE LIMITED

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...

Applicant's position in the business

Director

Home country

United Kingdom

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

35

Street

Perrott Close

District

City or town

North Leigh

County or administrative area

Postcode

OX29 6RU

Country

United Kingdom

Agent Details

* First name

Naga

* Family name

Rajesh

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- ☒ An agent that is a business or organisation, including a sole trader
- ☐ A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House?

☒ Yes

☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

06100860

Business name

If your business is registered, use its registered name.

VAT number

- 482834464

Put "none" if you are not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

Section 4 of 21

NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Limited company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth
dd mm yyyy

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Convenience store

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

☐ Yes ☒ No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

☐ Yes ☒ No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

☐ Yes ☒ No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

☐ Yes ☒ No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

☐ Yes ☒ No

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

☐ Yes ☒ No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Continued from previous page...

Section 13 of 21

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes ☒ No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

☐ Yes ☒ No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start 06:00

End

Start

End 23:00

Will the sale of alcohol be for consumption:

☐ On the premises ☒ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

None

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name Jeyasothy

Family name Jeyaalan

Date of birth

dd mm yyyy

Continued from previous page...

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

Personal Licence number
(if known)

W/23/01110/PERA

Issuing licensing authority
(if known)

West Oxfordshire D.C

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

None

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 06:00

End

Start

End

23:00

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start End

Start End

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

None

Section 18 of 21

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

All staff that undertake the sale and supply or supply of alcohol shall receive appropriate training in relation to undertaking appropriate age checks on such, before being allowed to sell or supply any alcohol

Staff training records shall be available at the premises for inspection by authorised offices.

Refresher training shall be carried out every 12 months for all staff and documented within the training records.

b) The prevention of crime and disorder

The premises shall install and maintain a CCTV system. All entry, exit and point of sale areas will be covered by the cameras, and the images shall enable frontal identification of every person entering in any light condition. The system shall continually record whilst the premises is open for licensable activities and during all times when staff and customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available to a Police officer or an authorised officer of the licensing authority upon request.

c) Public safety

An incident log shall be kept at the premises for at least 12 months and made available on request to an authorised officer.

d) The prevention of public nuisance

Staff training including all measures to promote all four licensing objectives

Signs will be displayed to respect the residence and leave quietly

e) The protection of children from harm

The 'Challenge 25' initiative to prevent the sale of alcohol to persons under 18 years of age will be implemented at the premises. Signage will be prominently displayed within the premises advertising that the establishment follows the 'Challenge 25' policy.

A Refusal Book will be maintained to record all refusals

Staff will be fully trained on Age Restricted products

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

100.00

DECLARATION

Continued from previous page...

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my

* licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	Naga Rajesh										
* Capacity	Authorised Agent										
* Date	<table><tr><td> 07 </td><td>/</td><td> 06 </td><td>/</td><td> 2026 </td></tr><tr><td>dd</td><td></td><td>mm</td><td></td><td>yyyy</td></tr></table>	07	/	06	/	2026	dd		mm		yyyy
07	/	06	/	2026							
dd		mm		yyyy							

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/west-oxfordshire/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

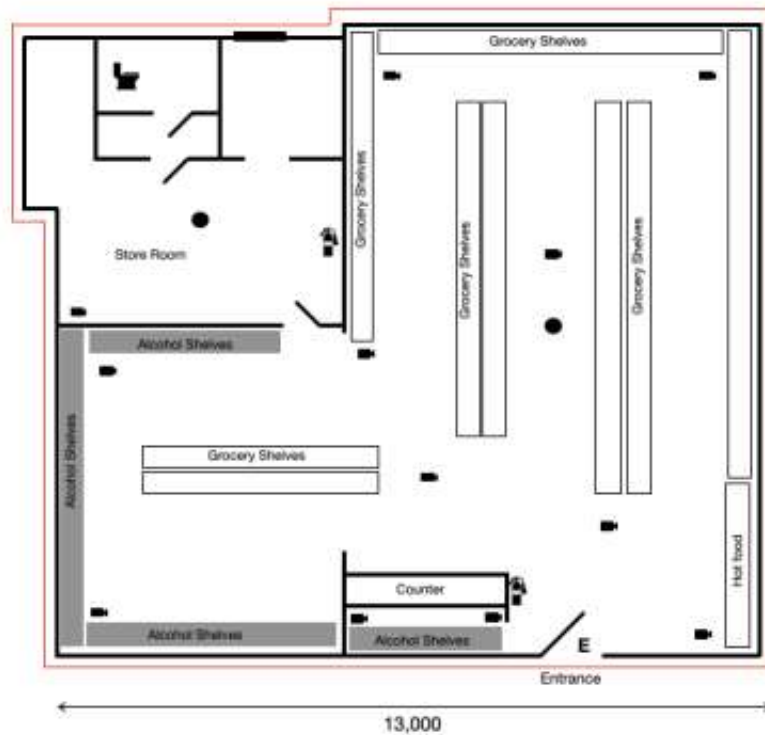
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY

Applicant reference number	
Fee paid	
Payment provider reference	
ELMS Payment Reference	
Payment status	
Payment authorisation code	
Payment authorisation date	
Date and time submitted	
Approval deadline	
Error message	
Is Digitally signed	☐

Plans submitted with the application



Keys

-  - CCTV
-  - Smoke Alarm
-  - Fire Extinguisher [Powder]
- E** - Emergency Exit

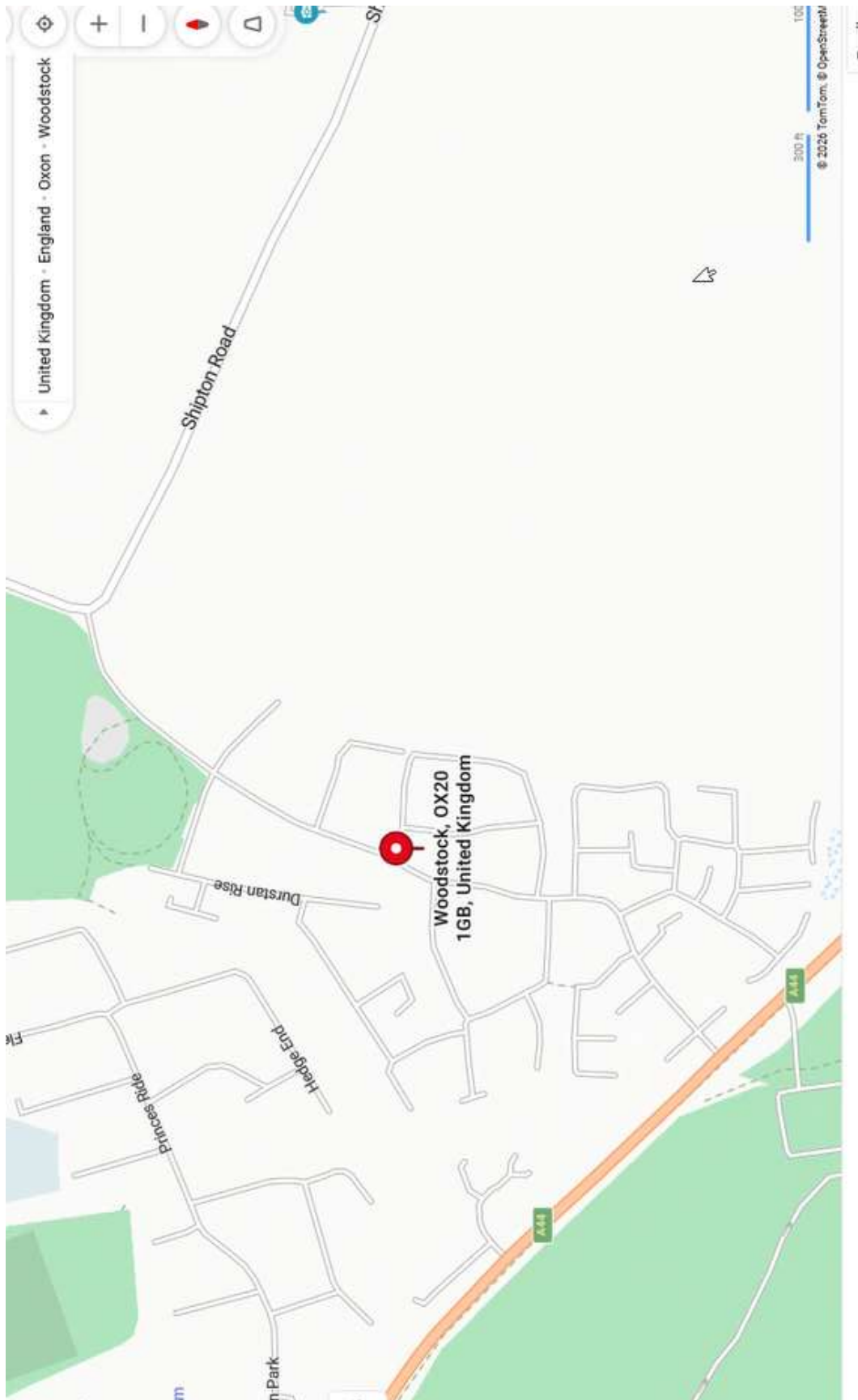
SITE
Unit 23 & 24 Wincott Square
Woodstock, OX20 1GB

DRAWING
Ground Floor

SCALE
1:100

DATE
June 2026

Approximate location of premises



Representations from Local Residents

1. Sophie Philippon-Thomas

Dear Sir/Madam,

I am writing to formally object to the application for a new premises licence for the above-named premises. I have a direct interest in this application as a local resident located in the immediate vicinity. Granting this licence would negatively affect my quality of life and other residents' on the estate.

I object to this application on the following grounds:

1. Prevention of Public Nuisance

The proposed operating hours are far too wide, being far too early in the morning and extend late into the night and this every day of the week. There is absolutely no legitimate reason why premises should be able to sell alcohol at 6.00am on a residential estate. As you will note from the address of the premises, the store is located on a square and I believe that benches are to be installed. This is likely going to encourage some people especially younger people buying alcohol coming out of the store and staying on the square to drink it. This will cause significant noise, disturbance, littering, and antisocial behaviour.

Consideration should be given to the residents that will reside in flats above the store and around the square.

2. Protection of Children from Harm

The premises are located directly on the route to and within the close proximity of the local school, The Marlborough C of E School and is located in a heavily family-oriented residential area, increasing the risk of underage drinking and exposure to drunken/anti-social behaviour which would justify considerably reducing the hours for the sale of alcohol.

3. Lack of supervision over the running of the Store

Alcohol is proposed to be sold from a Budgens store. Budgens are franchises unlike small Tescos, or Sainsbury locals and therefore will not be subject to any checks. The owners will manage the shop as they see fit. Selling cheap alcohol will be more lucrative for them no doubt than selling vegetables and therefore there is a risk that the store could prioritise alcohol sales, potentially leading to increase consumption at all time of day and night and anti-social behaviour.

For the reasons outlined above, I strongly urge the Licensing Committee to refuse this application entirely. If the committee is minded to grant the licence, I request that strict conditions be imposed, including drastically reducing opening hours and the hours within which alcohol can be sold.

Further to my email, relating to my objections to the hours within which alcohol can be sold, I would also like to also object to the opening hours of the store being from 6.00am till 11.00pm and this every day single day as well to the sale of hot food..

The store is on a residential estate, it is not in the middle of a city centre. No shops in Woodstock open at 6.00am and there is no local need for such extended opening hours. There are a number of residential properties all around and above the store and this will just create a nuisance which no-one wants on the estate.

I also note from the proposed plan of the premises that I have now seen that hot food is to be sold for consumption off the premises. Again, between alcohol being sold till 11.00pm as proposed and hot food, this will lead to noise, loitering and anti social behaviour that again no one wants on the estate. The store is not in a city centre where people may want food

late in the evening. People have chosen to live on this estate to be in a calm and family-focused environment. Also, the provisions of bins on the estate is minimal to non-existent and allowing the sale of hot food will inevitably create litter throughout the estate, undermining an area that was designed to protect and respect the environment.

In terms of the sale of alcohol, when I wrote my objection below, I had not had access to the proposed plan of the premises. As well as the hours of opening, I was very concerned to note on the plan the number of shelves allocated for alcohol which seem to represent a third of the floor area of the store. What the estate needs is a store that sells food including vegetables, fruits, dairy, bread and other items much more than the sale of alcohol.

To conclude, I object to:

1. The extensive opening hours generally. The opening hours should be reduced to 8.00am til 9.00pm
2. The hours within which alcohol can be sold. If you are minded to allow the sale of alcohol, then the hours should be drastically reduced from 11.00am till 8.00pm. The shop should primarily be for the sale of food and therefore, a bigger area than that currently allocated for food should be required.
3. The sale of hot food should not be permitted. There is absolutely no need for a convenience store on the estate to sell hot food which will only create a nuisance in terms of noise and litter.

2. Mark Chalmers

I am writing to make a formal objection to the application for a premises licence for Budgens at Park View, Woodstock, to sell alcohol Monday to Sunday from 6.00 am to 11.00 pm.

I object strongly to this application on the basis that it would undermine the licensing objectives under the Licensing Act 2003, namely:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Park View is not a town-centre retail area. It is a family-centred residential development, designed around homes, green spaces, pedestrian routes and community living. It is a quiet residential neighbourhood, with children, families, older residents and people working from home. There is also a nursery and schools nearby. A licence allowing alcohol sales from 6.00 am until 11.00 pm, seven days a week, is excessive and inappropriate for this setting.

The proposed hours would make alcohol available for almost the whole day, including early mornings, school run times, evenings and late at night. This is likely to attract people into the development who have no connection to the area and no reason to be there other than to buy alcohol. That creates a real risk of nuisance, noise, litter, loitering and anti-social

behaviour in a place where residents should reasonably expect peace, safety and quiet enjoyment of their homes.

The shop sits within a residential environment. Any increase in footfall, vehicle movements, parking pressure, noise from customers, conversations outside the premises, door-slamming, late-night comings and goings, and alcohol-related litter would be felt directly by nearby households. Unlike a town-centre shop, there is no buffer between the premises and residents' homes. The impact would be immediate and local.

I am particularly concerned about the risk to children. Park View has many young families, and children walk, cycle and play in the area. A licence from 6.00 am to 11.00 pm would normalise the sale and visibility of alcohol in the heart of a residential development used by children every day. The proximity of a nursery and schools makes this especially concerning. Even if the applicant proposes age-verification measures, that does not address the wider issue of children being exposed to alcohol sales, alcohol-related behaviour, litter, and increased adult footfall around a family residential area.

There is also a clear risk of public nuisance. Alcohol sales for such long hours can lead to street drinking, bottles and cans being discarded, noise outside the premises, disturbance to residents, and groups gathering near the shop or in surrounding public areas. These risks are greater because Park View is not a managed night-time economy area. It is a residential community.

The application also raises public safety concerns. Additional visitors, especially in the evening, would increase movement through residential streets, around parked cars, pedestrian routes and areas used by children. This could create avoidable risk, particularly during school and nursery drop-off and collection times, and during darker evening hours.

I do not believe the proposed licence is suitable for this location. The scale of the hours requested is disproportionate to the needs of a neighbourhood convenience store within a family residential development. The applicant has not, in my view, demonstrated how the licensing objectives can be properly protected in this particular setting.

For these reasons, I respectfully ask the Licensing Authority to refuse the application.

If the Licensing Authority is not minded to refuse it outright, I ask that strict conditions be imposed, including:

- No alcohol sales before 10.00 am or after 8.00 pm.
- No sale of single cans or single bottles of beer, lager, cider or similar products.
- No sale of high-strength beer, lager or cider above 5.5% ABV.
- No sale of miniature spirits.
- No alcohol displays near the entrance, exit or areas visible to children.
- A robust Challenge 25 policy.
- Staff training on age-restricted sales, proxy sales and dealing with intoxicated customers.

- CCTV covering the entrance, exit, alcohol display areas and the immediate outside frontage.
- An incident log is available to the police and licensing officers.
- Clear signage asking customers to leave quietly and respect residents.
- Regular checks outside the premises for alcohol-related litter.
- No external advertising of alcohol.
- No deliveries of alcohol from the premises.
- No consumption of alcohol immediately outside the premises.
- A direct contact number for residents to report nuisance.

However, my primary position remains that the application should be refused. The proposed licence is not appropriate for a quiet, family-centred residential development and would undermine the licensing objectives.

3. Peter and Caroline Tooke

The above application is for a store on the Park View development at Woodstock, taking up two units and selling alcohol from 6am to 11pm. We are nearby residents on this estate and we object to this application for the reasons below.

The creation of such a store would create a traffic volume that is not appropriate in such a deeply residential area, particularly with two playgrounds and the Park View Childcare nursery nearby.

A licence to sell alcohol until so late at night would be disruptive to local residents. It is likely to lead to antisocial behaviour such as youths congregating outside, leading to litter, graffiti and vandalism.

Park View has been designed as, and is regarded as, an exemplar of a high quality, sustainable housing development. Residents and their acquaintances think of it as a place to aspire to live in, with high quality homes. Such a store would be out of keeping with these attributes.

There is no need for such a store locally when other outlets already exist, such as Budgens in Yarnton and the Co-Op in Woodstock.

Please refuse this application

4. Nina Becket

I live at xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx and wish to object to the length of the proposed Budgens Woodstock selling alcohol hours.

A licence to sell alcohol until so late at night within a housing estate is likely to be disruptive to local residents and seems unnecessary given that there is a Budgens in Yarnton and the Co-Op in Woodstock.

I am contacting you to appeal against the above application.

6am in the morning for the purchasing of alcohol is unnecessary.

There are many young families and working people living very near this square and I consider having an off licence open for these hours will create uncertainty in our new community.

The Coopers school students walk through the estate, I believe there is already an issue with some of these and alcohol, having this shop near by which is open in these hours and off the beaten track by would not be sensible

Please keep my name and contact information private and not available for public view

I write as a nearby resident and freehold owner on xxxxxxxxxxxxxxxxx to make a representation under Section 18 of the Licensing Act 2003. My representation is made in relation to the licensing objective of the prevention of public nuisance.

I do not object in principle to the establishment of a convenience store serving the Park View community and recognise the benefits that a successful business will bring to the area. However, I consider inappropriate both the proposed hours for the sale of alcohol and the adequacy of the measures proposed to prevent nuisance to nearby residents.

The application seeks permission for the sale of alcohol for consumption off the premises between 6am and 11pm every day of the week. Given the Licensing Committee's obligation to consider the nature of the locality when assessing the impact of licensing, it may wish to note that the premises are situated within Wincott Square at the heart of Park View. The premises are not located in a town centre, but forms part of a master-planned residential community on the edge of a town. It is in immediate proximity to family homes: several of these are within approximately 20 metres of the curtilage of the premises and six flats sit directly above it.

I live with my young family approximately xxxxxxxxxxxx from the premises.

xx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx. The activities generated by the operation of the store, including customer arrivals and departures, congregation, conversations, littering and other associated activity, will therefore have direct impacts on both the indoor and outdoor living spaces of my home.

As you will know, statutory guidance issued under Section 182 of the Licensing Act recognises that public nuisance can arise from noise, disturbance and anti-social behaviour

associated with licensed premises and that licensing authorities may impose conditions and restrict hours where this is appropriate and proportionate to promote the licensing objectives. In this case, the application seeks authorisation for alcohol sales over a seventeen-hour period each day, from 6am until 11pm. I consider both ends of that proposed trading window to be inappropriate for a premises located at the centre of a residential neighbourhood.

The early-morning period is a time when residents are entitled to expect a particularly high degree of quiet enjoyment of their homes, and many will still be asleep. Equally, the proposed continuation of alcohol sales until 11pm extends licensed activity well into the evening in a setting where residential amenity is the dominant consideration. The later alcohol sales continue, the greater the likelihood of customer congregation, conversations outside the premises, vehicle movements and other associated activity affecting neighbouring occupiers during the period when residents are seeking to enjoy their homes and make use of their gardens.

I am also concerned by the limited nature of the measures proposed by the applicant to prevent public nuisance. The operating schedule appears to rely principally upon staff training and signage requesting customers to respect residents and leave quietly. Whilst these measures are welcome, they do not amount to a comprehensive strategy for managing the impacts of alcohol sales across such a wide window: the application contains no meaningful proposals addressing customer congregation outside the premises, litter associated with alcohol purchases, noise generated by customers arriving and departing, or the cumulative impact of licensed activity upon neighbouring homes during the most sensitive periods of the day.

Accordingly, I request that, if the licence is granted, the Licensing Authority impose a condition limiting the sale of alcohol from 8am to 7pm daily. Such hours would allow the premises to operate successfully as a neighbourhood convenience store whilst providing a more appropriate balance between the needs of the business and the interests of those living immediately adjacent to it.

7. Lucy Hyde-Dunn

In summary, we believe that the proposed alcohol sales from 6am to 11pm every day are excessive for a residential estate and may increase the risk of anti-social behaviour.

The estate is a newly occupied family-oriented development with many young families and children, and within walking distance of two schools.

If the premises intends to dedicate a substantial proportion of floor space to alcohol sales, as indicated on the plan, we would also like the licensing authority to consider whether the scale of alcohol provision is appropriate for the location.

Late evening alcohol sales until 11pm may encourage loitering, noise, littering and disturbance very close to homes.

Early morning opening and alcohol sales from 6am may generate vehicle movements, customer activity and noise at a time when residents would reasonably expect quiet enjoyment of their homes. The proposed hours are beyond the other local shops in nearby

Woodstock (currently open at a maximum 7am - 10pm) and will encourage early morning and late night visitors to the estate to buy alcohol.

In addition, the application does not appear to include any restrictions on delivery hours, and early morning or late evening stock deliveries will cause noise nuisance to nearby properties.

The applicant's proposed measures for preventing public nuisance are very limited (mainly signage asking customers to leave quietly) and we believe these are not sufficient given the proximity of residential properties - including apartments directly above the location and houses very close by.

We therefore object to this application, and in particular to the premises sales window, which is excessive for the location.

We respectfully ask the licensing authority to require additional conditions, including restrictions on sales hours and limitations on delivery times, as well as much stronger measures to prevent public nuisance, littering and anti-social behaviour.

Please can you confirm receipt of this objection and also that the comments portal online is now functional.

Thank you for your consideration

8. Bryn Jones

I am writing to formally object to the premises licence application submitted by Mr Jeyasothy Jeyalan for the Budgens Woodstock premises located at Units 23 & 24 Wincott Square Woodstock, OX20 1GB.

The application seeks permission to sell alcohol and groceries from 06:00 to 23:00, seven days a week. As my daughter is a local resident and lives in one of the eight flats above the proposed Budgens store, I strongly object to these proposed operating hours on the grounds that it undermines the prevention of public nuisance licensing objective under the Licensing Act 2003.

My objection is based on the following specific concerns:

Disturbance from Customers: The store is located directly beneath eight residential flats. Granting a licence until 23:00 every day will result in significant noise and vibration from late-night customers, slamming car doors, and conversations outside the premises as late as 23:00 and beyond.

Noise from Deliveries and Waste: Early morning grocery and alcohol deliveries at 06:00 (or earlier) and late-night refuse disposal will disrupt the sleep of residents in the flats directly above.

Antisocial Behaviour: Extended hours for off-sales of alcohol can attract street drinkers and groups who may congregate outside the store. This will inevitably lead to antisocial behaviour, bad language and littering directly beneath the homes of the residents living in

the flats above.

Residents living above and in the immediate vicinity of this commercial unit have a reasonable expectation to peace, quiet and undisturbed sleep. The proposed 17-hour, 7-days-a-week trading schedule will cause unacceptable daily disruption.

If the Licensing Authority is minded to grant the application, I urge you to significantly reduce the permitted hours for the sale of alcohol and groceries (e.g., restricted to 08:00 to 20:00) and impose strict conditions regarding delivery times and noise mitigation.

Thanks you for considering my representation. I would like to be kept informed of the progress of this application and any forthcoming committee hearings.

Addendum

In addition to the points already raised, I wish to draw attention to two further site-specific matters.

First, as I understand it, there is no designated customer parking serving Units 23 and 24. My concern is not simply about parking convenience. Rather, in the context of the proposed alcohol off-sales hours of 06:00 to 23:00, seven days a week, the absence of designated parking is likely to increase the risk of public nuisance for residents living directly above and near the premises.

Customers attending a convenience store for short alcohol purchases are likely to stop as close to the premises as possible. This may result in repeated short-stay vehicle movements immediately outside or near the residential flats, including engines starting and stopping, doors closing, customers speaking outside vehicles, headlights, and late-evening arrivals and departures.

Second, I ask the Licensing Authority to consider whether the licence would permit alcohol sales via online, app-based or third-party delivery services. If so, this would create an additional nuisance risk from delivery drivers or riders attending the premises for collections, waiting outside, using vehicles or scooters, and making repeated short-stay visits during the early morning or late evening periods. In a building with residential flats directly above the premises, this should be expressly addressed by condition.

I also ask that any external lighting, illuminated signage, security lighting or shopfront lighting associated with the licensed premises be controlled so that it does not cause light disturbance to the residential flats above or nearby.

If the Licensing Authority is minded to grant the application, I respectfully request that any conditions, operating schedule or noise management plan address the full range of public nuisance concerns raised in my original representation and this addendum, including:

- the proposed alcohol off-sales hours of 06:00 to 23:00, Monday to Sunday, and whether those hours are appropriate given the residential flats directly above the premises;

- customer noise, late-evening footfall, congregation outside the premises, and customers leaving the area after purchasing alcohol;
- deliveries, loading and unloading, stock movement, roll cages, refuse handling, bottle disposal and other operational noise or vibration affecting the flats above;
- customer vehicle movements, short-stay stopping, idling engines, door-slamming, headlights and parking-related disturbance outside or near the premises;
- third-party delivery driver/rider collections, including waiting outside, vehicle or scooter noise, idling and repeated short-stay visits;
- external lighting, illuminated signage, security lighting and shopfront lighting affecting nearby residential flats;
- litter, including bottles, cans, alcohol packaging and refuse in the immediate vicinity of the premises; and
- clear direct contact arrangements for residents to report nuisance promptly to the premises licence holder or duty manager.

I would also be grateful if the Licensing Authority could ensure that Environmental Health/Environmental Protection has reviewed the application, given the direct residential accommodation above the proposed licensed premises.

For the avoidance of doubt, this addendum should be read alongside my original representation. My overall position remains that the proposed hours are excessive for this particular location and that, if the licence is granted at all, it should only be granted with materially reduced hours and robust, enforceable conditions to protect residents from public nuisance.”

10 Karen Gibson

The hours proposed in this application fall outside "Night hours" as defined by The Noise Act 1996. The "Premises" are below & very close to residents around Wincott Square. The foreseeable noise disturbance from traffic (deliveries & shoppers) & visitors is unacceptable in our quiet, family-oriented community. Our community is safe to walk around at night. The availability of evening & late night shopping for alcohol will invite traffic, noise, littering & antisocial behaviour not only to Wincott Square but likely to Park View's recreational areas also. Please do not allow this to happen. The Woodstock police team have challenges enough. How can they keep us safe on Park View? Many Budgens stores nationally are located in residential areas with much narrower opening hours than proposed in this application eg. 8.00am - 8.00pm (Northleach). Please consider the short & long term impact on our community when making your decision. Thank you.

11 Karen Visser

I am writing to make a representation regarding the premises licence application for Budgens Woodstock, Unit 23 & 24 Wincott Square, Park View, Woodstock, OX20 1GB, for off-sales of alcohol Monday to Sunday, 06:00 to 23:00.

I live nearby at xxx. I am registered severely sight impaired, with very limited remaining vision. I mention this not as a separate ground of objection, but because it explains why increased late-evening noise, litter, discarded bottles or cans, and unpredictable movement through nearby pedestrian routes would have a direct impact on my safety, independence and ability to use my home confidently.

My home is unusually exposed because it is close to both a pedestrian walkthrough and a communal parking area. I rely heavily on predictable routes, clear ground surfaces and a stable environment to move safely. Any increase in late-evening gathering, noise, litter, or movement through the walkthrough is therefore more difficult for me to manage than it would be for someone with full sight.

In my experience, Park View is already difficult to navigate safely as a pedestrian. There are no pedestrian crossings or traffic calming measures in this area, and some tactile markings appear to be poorly placed, including markings that lead towards planting rather than a clear pedestrian route. This makes any increase in late-evening movement, litter or gathering around pedestrian routes more significant from a public safety perspective.

I have engaged with local Community Police Officers on several occasions about issues in this immediate area, including fast e-scooter use and late-night disturbance. I do not wish to overstate those incidents, but they show why I am concerned that alcohol off-sales until 23:00 every day could add to existing vulnerabilities in a residential setting.

My concern is that the proposed hours may increase late-evening footfall, noise, litter and gathering near homes, particularly around pedestrian routes and parking areas. I therefore object to the proposed hours as currently requested and ask the Licensing Authority to consider whether they are appropriate in this residential context.

If the licence is granted, I ask that proportionate conditions are considered, including:

- Reduced evening hours for alcohol off-sales.
- Clear signage asking customers to leave quietly and respect nearby residents.
- A litter management plan for the area immediately around the premises.
- CCTV covering the premises entrance and customer approach, where this is within the applicant's control.

Staff procedures for discouraging nuisance, street drinking, disorder, or litter connected with purchases from the premises

12 Jemma George

I write in response to the Notice of Application for a Premises Licence for the above Applicant/Address.

The surrounding development is almost entirely residential and likely to include families with small children, perhaps some elderly folk but most of all residents who would reasonably expect a fairly quiet environment beyond the hours of, say 9pm (21:00).

Issuing a Premises Licence Monday to Sunday from 06:00 to 23:00 has quite obvious potential to disrupt a residential environment. The delivery of alcohol, the stocking of alcohol and the sale of alcohol particularly during such early and extended hours raises a hat trick of peril, which is totally unnecessary for this location in particular.

Woodstock High Street has an adequate supply of such products and of course residents can receive deliveries, which would be plentiful on their own. The coming and going of delivery trucks also presents a potential and highly unnecessary risk to a residential area such as Park View.

I believe the applicant has failed to demonstrate that the operation will uphold the four basic licensing objectives **and I have set out further details of my objection below**. I do hope that common sense will prevail. Thank you for your time and consideration.

The proposed hours for alcohol sales (6:00am–11:00pm) are excessive for a premises located within a predominantly residential development. While the premises may be suitable for general convenience retailing, the applicant has not demonstrated why alcohol sales need to commence at 6:00am. Earlier availability of alcohol is likely to increase customer movements, vehicle activity, noise and disturbance during hours when residents can reasonably expect peace and quiet. A much later start time (or no licence) for alcohol sales would enable the business to trade while better promoting the licensing objective of preventing public nuisance.

I believe the the applicant has failed to demonstrate that the operation will uphold the four basic licensing objectives:

1. Prevention of crime and disorder
2. Public safety
3. Prevention of public nuisance
4. Protection of children from harm

For a premises in a residential development with proposed alcohol sales from **6:00am to 11:00pm**, there is potential for **public nuisance and perhaps crime and disorder**:

1. Public nuisance

- A 6am start is unnecessary for the local residential community.
- Early morning alcohol sales encourage activity at a time when residents reasonably expect quiet enjoyment of their homes.
- Customers arriving from 6am may generate:
 - vehicle noise
 - engines idling
 - car doors slamming
 - conversations outside
 - delivery activity
 - litter
- Evening sales until 11pm may extend noise into the period when residents are putting children to bed or sleeping.
- Even if the premises itself is well managed, disturbance often occurs outside the premises where staff have limited control.
- There may be cumulative effects on neighbours, causing concern and bad feeling.

2. Unsuitable location

- The character of the area is residential rather than commercial.
- Residents bought or rented homes expecting peaceful enjoyment.
- Extended alcohol hours are inconsistent with the nature of the development.
- Apartments sit directly above or beside the premises;
- While Units would have their own entrance, it is a small building with communal entrances;
- Many homes overlook the shop;
- There are shared access roads or courtyards.

3. Lack of evidence that 6am sales are needed

- There is no evidence of consumer demand for alcohol at 6am or towards 11pm.
- The applicant does not appear to have demonstrated that such early sales are necessary.
- If the business is primarily a convenience store, restricting alcohol sales to later hours would not prevent trading in other goods. At the very least, significantly reduced alcohol hours are essential.

4. Crime and disorder

- Without speculation the sale of alcohol could cause anti-social behaviour, including;
- Street drinking nearby;
- Police call-outs;
- Alcohol-related incidents;
- Waste and disorder in nearby parks or communal areas where drinking occurs.

5. Cumulative impact - There is sufficient supply on Woodstock High Street and of course residents can receive supermarket deliveries. There is no need for this site to sell alcohol and certainly not 6am/11pm.

6. Availability of alcohol nearby

- There is no unmet need as there are suppliers in Woodstock and home deliveries;
- Another licence adds little public benefit;
- Increased availability increases the potential for nuisance.

7. Deliveries

- Early morning deliveries could be noisy & disruptive for residents in & around the building;
- Reversing alarms;
- Cages and bottle handling;
- Unloading noise.

I3 Sharone Parnes

I am writing as a local resident of Woodstock to formally register my objection to the application for a new premises licence submitted by Shun Retail Store Limited for the above property.

For the purpose of full transparency, I note that while I am an elected Town Councillor for Woodstock Town Council, I did not attend, deliberate, or participate in the vote when the Town Council determined its response to this application. I am submitting this representation strictly in my personal capacity as an individual local resident directly impacted by this proposal.

While a neighborhood corner shop is likely to be widely welcomed and appreciated on this estate, the current configuration, scale of alcohol display, lack of operational containment, and excessive hours are completely inappropriate for this highly compact residential location.

I object to the granting of this licence - which seeks off-sales of alcohol from 06:00 to 23:00 hours, seven days a week - on the grounds that it fails to promote, and actively undermines, core licensing objectives: **The Protection of Children from Harm, The Prevention of Public Nuisance, and The Prevention of Crime and Disorder.**

Preliminary Matter: Procedural Deficiencies in Public Consultation

Before addressing the licensing objectives, I wish to draw the Authority's attention to apparent failures regarding the statutory public notice requirements:

- **Obscured Public Notice:** The blue consultation notice was not posted on a window facing the main thoroughfare where it would catch the eye of passersby. Instead, it was placed on a door facing what is currently an alleyway running alongside an active construction site, heavily compromising its visibility to the general public.
- **Lack of Address and Structural Clarity:** The physical retail units do not yet feature building numbers, making it highly difficult for residents to identify the location. Furthermore, the application lists "Unit 23 & 24", but it remains completely unclear to the community how the shop will physically occupy these units (e.g., whether it is expanding into an adjacent unit), preventing residents from accurately assessing its true scale and physical footprint. There is also no application reference number on the blue notice, making it more difficult for members of the public to look up the application materials.

I. The Protection of Children from Harm

The proposed premises is located in an exceptionally child-dense, family-oriented residential area. The application fails to safeguard the young children using nearby facilities:

- **Immediate Proximity to Playgrounds:** The shop sits in a direct line of sight between two heavily utilized community playgrounds located on the exact same

road. The southern playground (near Wheeler Avenue) is a mere 200–214 paces away; and the northern playground (towards Shipton Road) is less than 270 paces away – being also directly opposite a children’s nursery and under-fives facility.

- **Insecure Internal Layout and Unrestricted Access:** An inspection of the submitted floor plan reveals a disproportionately extensive array of open shelf space dedicated to alcohol along the entire left wall, rear left corner, and counter baseline. There is no indicated structural or physical boundary separating the alcohol display from general grocery items. This configuration allows unaccompanied child visitors to freely browse, touch, or access high-strength products without physical restriction, making a standard "Challenge 25" point-of-sale policy dangerously reactive rather than preventative.

2. The Prevention of Public Nuisance & Public Safety

This is a highly compact residential development. The logistics and customer traffic required to sustain a high-volume off-licence will cause significant ambient disruption:

- **Omission of Major Local Development:** While the application references the current estate footprint, it entirely ignores an **extant application for 500 additional dwellings** which will connect or expand the estate into the adjacent segment of the very same field.
- **Delivery Logistics and Traffic Chaos:** Because this is a highly compact layout, there is no designated off-road loading bay or obvious space for large delivery lorries to safely unload stock. Delivery vehicles parking and blocking narrow residential roads will cause severe gridlock, blind spots for pedestrian children, and a public safety hazard.
- **Late-Night and Early-Morning Noise:** Allowing alcohol sales to commence at 06:00 and continue until 23:00, seven days a week, is excessive for a quiet estate. It will invite early-morning and late-night customer traffic, car doors slamming, and social gathering, completely shattering the peace of nearby homes.

3. The Prevention of Crime and Disorder

The combination of an extensive, open-access alcohol layout and nearby park infrastructure creates a high probability of escalating anti-social behaviour (ASB):

- **Magnets for Anti-Social Drinking:** Both of the nearby playgrounds feature public benches and tables. This infrastructure, situated just steps from an off-licence, will inevitably act as an immediate magnet for youth congregation, proxy purchasing, and street drinking.
- **Inadequate Security Measures:** The applicant relies almost entirely on CCTV to deter crime. CCTV is more a post-incident investigative tool, not a reliable preventative measure in this context. It will not stop an intoxicated individual or a group of youths from stealing or causing disorder. In a compact estate directly

adjacent to open fields and play parks, the risk of alcohol-fuelled ASB radiating into the community is too high to be mitigated by cameras alone.

Conclusion and Requested Conditions

There is a notable basis to consider that this application as presented would evolve to facilitate the establishment of a high-volume alcohol outlet within a neighborhood corner shop, without sufficient regard for the nursery, the adjacent playgrounds, or the eventual 500-home expansion.

I urge the Licensing Sub-Committee to **refuse** this application in its current form. If the Committee is minded to grant the licence, I strongly request that the following robust conditions be legally appended to it:

1. **Drastically Curtailed Operating Hours:** Restrict alcohol sales to reasonable daytime hours only (e.g., 09:00 to 20:00) to mitigate late-night and early-morning nuisance.
2. **School Run Delivery and Sale Blackouts:** Prohibit the commercial delivery of alcohol to the premises, and suspend the retail sale of alcohol entirely, during local school/nursery drop-off and pick-up hours (e.g., 08:15–09:15 and 14:45–15:45) to protect child safety.
3. **Mandatory Physical Security Barriers:** Require all alcohol products to be securely stored **entirely behind the service counter** or within locked, glass-fronted cabinets to prevent direct, unhindered physical access by underage visitors.
4. **Radius Waste Management:** Impose a condition requiring store staff to conduct daily litter sweeps within a 300-meter radius of the shop to clear any alcohol-related waste from the two playgrounds.

Thank you for considering this representation. I look forward to being notified of the committee hearing date so that I may attend and speak to these points.

For technical reasons I have been unable to append photographs to this submission but if requested to do so I would be very happy to share them by email or at a licensing hearing.

I would also strongly recommend that a site visit be conducted by relevant WODC officers and district councillors before the application is determined

14 Caroline Merson

I am a resident of xxxxxxxxxxxx and I live close to the proposed location of the Budgens store on Wincott Square. I object to the proposed opening hours, specifically the proposal to stay open until 23.00.

The late opening hours until 23.00 are wholly unsuitable for the location of the store, on a quiet residential development, surrounded by houses and populated by families. It is unwelcome to have a shop open selling alcohol until such a late hour, first on the basis that

customers will cause noise pollution due to vehicles driving to and parking at the store, and due to voices/footfall. I am also concerned that those purchasing alcohol at night may then sit in Wincott Square (which will have benches) to drink it, causing further noise pollution, and an undesirable public drinking culture in a family, residential area. There may be a further risk of littering & antisocial behaviour.

More suitable opening hours should be proposed, commensurate with the other shops surrounding the store and respecting the quiet, family-oriented, residential nature of the development. I would suggest 8pm would be more suitable.

Woodstock Town Council

The Council objected to this application due to the late opening hours with concerns for the close neighbourhood.

Letter of support

I. Stefan Czuplak

We need an additional local store in this area and so far the best local store is the budgens store in yarnton so to have them bring their services closer would be a great benefit to the area. If they want to sell alcohol during their ours of operation we need to trust that they will do this sensibly. It would not be their fault if someone abuses this privilege. We need to get good companies and services available in the area