

AGENDA FOR LICENSING ACT 2003 HEARINGS 5PM WEDNESDAY 21 JANUARY 2015 COUNCIL CHAMBER

1. **Application for a New Premises Licence: Hungry Horse Oxford:
14/03812/PREM (Pages 1 - 34)**

The Head of Environmental Development has submitted a report which details an application for a New Premises Licence: Hungry Horse Oxford, Unit 1G Templars Shopping Park, Between Towns Road, Cowley, Oxford.



INVESTORS
IN PEOPLE



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To: Licensing & Gambling Acts Casework Sub-Committee

Date: 21 January 2015 **Item No:** 1

Report of: Head of Environmental Development

Title of Report: Greene King Brewing and Retailing Limited –
Application for a New Premises Licence: Hungry Horse
Oxford, Unit 1G Templars Shopping Park, Between
Towns Road, Cowley, Oxford.

Application Ref: 14/03812/PREM

Summary and Recommendations

Purpose of report: To inform the determination of Greene King Brewing and Retailing Limited's application for a New Premises Licence for Hungry Horse Oxford, Unit 1G Templars Shopping Park, Between Towns Road, Cowley, Oxford.

Report Approved by:

Legal: Daniel Smith

Policy Framework: Statement of Licensing Policy

Recommendation(s):

Committee is requested to determine Greene King Brewing and Retailing Limited's application taking into account the details in this report and any representations made at this Sub-Committee meeting.

Additional Papers:

Appendix One: Application for a New Premises Licence

Appendix Two: Representations from Responsible Authorities

Appendix Three: Representations from Interested Parties

Appendix Four: Location Map

Introduction

1. This report is made to the Licensing & Gambling Acts Casework Sub-Committee so it may determine in accordance with its powers and the Licensing Act 2003 whether to grant a New Premises Licence to Greene King Brewing and Retailing Limited.

Application Summary

2. An application for a New Premises Licence has been submitted by Greene King Brewing and Retailing Limited. A summary of the licensable activities applied for and the times proposed for these activities can be found detailed below.

Films, Indoor Sporting Events, Live Music, Recorded Music, Performances of Dance (all provided indoors only) :

Monday - Sunday	10:00	Until	00:00
Friday, Saturday, Sunday, Monday at Bank Holiday weekends	10:00	Until	00:30
Christmas Eve, Boxing Day, New Year's Day, all major Saints days	10:00	Until	00:30
New Year's Eve	10:00	Until	10:00 (24 hours)

Late Night Refreshment (provided both indoors and outdoors):

Monday - Sunday	23:00	Until	00:00
Friday, Saturday, Sunday, Monday at Bank Holiday weekends	23:00	Until	00:30
Christmas Eve, Boxing Day, New Year's Day, all major Saints days	23:00	Until	00:30
New Year's Eve	23:00	Until	05:00

Supply of Alcohol (both on and off sales):

Monday – Sunday	10:00	Until	00:00
Friday, Saturday, Sunday, Monday at Bank Holiday weekends	10:00	Until	00:30
Christmas Eve, Boxing Day, New Year's Day, all major Saints days	10:00	Until	00:30
New Year's Eve	10:00	Until	10:00 (24 hours)

3. Both the application and the steps that the applicant intends to take to promote the licensing objectives (as set out in the operating schedule) can be found at **Appendix One**.

Relevant Representations

4. Valid representations have been received from the Responsible Authorities as detailed in the table below. Copies of these representations are attached at **Appendix Two**.

Responsible Authority	Response	Licensing Objective(s)
Thames Valley Police:	No	
Fire & Rescue Service:	No Representation	
Environmental Health:	Yes	Public Nuisance
Health and Safety:	No Representation	
Planning:	No Representation	
Trading Standards:	No Representation	
Child Safeguarding:	No Representation	
Licensing Authority:	No Representation	

5. Valid representations have been received from various Interested Parties as detailed in the table below. Copies of these representations are attached at **Appendix Three**.

Name	Address	Licensing Objective(s)
Theo Ratcliff	16 Campbell Road, Oxford	Prevention of Crime & Disorder, Public Nuisance, Protection of Children from Harm
Redacted at request of objector		Prevention of Crime & Disorder, Public Nuisance, Protection of Children from Harm
Thembi Hall	Address not supplied	Prevention of Crime & Disorder, Public Nuisance, Protection of Children from Harm
Andy Hall	52 Church Cowley Road, Oxford	Prevention of Crime & Disorder, Public Safety, Public Nuisance, Protection of Children from Harm
Lisa Haynes	Address not supplied	Prevention of Crime & Disorder, Public Nuisance
Stephen Keene	3 Rymers Lane, Oxford	Prevention of Crime & Disorder, Public Nuisance, Protection of Children from Harm
Rita deClerk	Address not supplied	Public Nuisance

Location

6. A map is attached at **Appendix Four** showing the general location of the applicant's premises, and the proximity to the premises of those who have raised objections to the application.

Statement of Licensing Policy

7. The Sub-Committee is referred to the Council's Statement of Licensing Policy*. In particular, the following paragraphs have a bearing upon the application:

Relevant Policy Matters	Sections	Policy
Crime and Disorder:	7.5.1 to 7.5.2	PP1
	7.5.16 to 7.5.19	PP10
	8.3.1	OS7
	8.4.1 to 8.4.4	OS8
	8.5.1 to 8.5.3	OS9
	8.7.1 to 8.7.2	OS11
Public Safety:	7.5.22 to 7.5.24	PP13
Public Nuisance:	7.3.1 to 7.3.10	LA4 to LA6
Protection of Children from Harm:	6.1.1 to 6.2.2	CH1 to CH4
Licensing Hours:	5.1.1	LH3
	5.2.1	LH5
	5.3.1 to 5.4.2	LH6 to LH7

8. A number of changes have been made to the Licensing Act 2003 in recent times by the Police Reform and Social Responsibility Act 2011, the Live Music Act 2012 and the Deregulation of Schedule 1 of the 2003 Act.
9. The Authority's Statement of Licensing Policy has not yet been revised following the introduction of these changes, the above sections from the current Policy do not reflect these changes which include removing the "vicinity test" for interested parties and amending the wording of the 2003 Act so that conditions imposed on licences must now be "appropriate to the promotion of the Licensing Objectives" rather than "necessary".
10. A copy of the Statement of Licensing Policy may be obtained from the Council Offices or found online at: www.oxford.gov.uk/licensing

Home Office Statutory Guidance

11. Members are also referred to the statutory guidance issued by the Home Office. Of particular relevance to this application are the following matters:

Relevant Sections	Relevant Paragraphs
Crime and Disorder:	2.1 to 2.7
Public Safety:	2.8 to 2.17
Public Nuisance:	2.18 to 2.24
Protection of Children from Harm:	2.25 to 2.35

12. A copy of the Home Office Statutory Guidance may be found online at: www.gov.uk/government/publications/revised-guidance-issued-under-section-182-of-the-licensing-act-2003

Other Relevant Considerations

13. The Sub-Committee is reminded of its responsibilities under the Crime and Disorder Act 1998 (to co-operate in the reduction of crime and disorder in Oxford) and the Human Rights Act (which guarantees the right to a fair hearing for all parties in the determination of their civil rights, and also provides for the protection of property, which may include licences in existence, and the protection of private and family life) when considering the fair balance between the interests of the applicant and the rights of local residents. Any decision taken by the Sub-Committee must be necessary and proportionate to the objectives being pursued.
14. Members are reminded that whenever they make a decision under the Licensing Act 2003, they have a duty to act with a view to promoting the licensing objectives.
15. When considering any representations, only those issues relating to the four licensing objectives should be considered and appropriate weight given to the importance and relevance of each representation.
16. In making its decision, Members must also have regard to the Home Office statutory guidance issued under section 182 of the Licensing Act 2003 and the Council's own Statement of Licensing Policy.

17. The Sub-Committee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

- a) Grant the licence in accordance with the application.**
- b) Modify the conditions of the operating schedule by altering or omitting or adding to them.**
- c) Exclude or restrict from the scope of the licence any of the licensable activities to which the application relates.**
- d) Reject the whole of the application.**

The Sub-Committee may also grant the licence subject to different conditions for different parts of the premises or the different licensable activities.

- 18. Members are asked to note that they may not modify the conditions or reject whole or part of the application merely because they consider it desirable to do so. It must be appropriate to do so in order to promote the licensing objectives. Any such step must relate to a relevant representation made.
- 19. If Members grant the application, the details of the operating schedule will be incorporated into the licence as conditions. The licence will also be subject to certain mandatory conditions.
- 20. Members should note that the applicant or persons making representations have the right of appeal against the decision made by the Sub-Committee.

Name and contact details of author: **Julian Alison**
Licensing Manager
Environmental Development
Tel: 01865 252381
Email: jalison@oxford.gov.uk

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

Hungry Horse Oxford
Unit 1G, Templars Shopping
Park

PLEASE READ THE FOLLOWING INSTRUCTION

Before completing this form please read the guidance notes at the end of the form. Date rec'd: 01/12/2014
If you are completing this form by hand please write legibly in block capitals. In 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.

We Greene King Brewing and Retailing Limited apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and 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 Hungry Horse Oxford (Proposed), Unit 1G Templars Shopping Park Between Towns Road ([proximate to its junction with Rymers Lane) Cowley	
Post town Oxford,	Post code OX4

Telephone number of premises (if any)

Non-domestic rateable value of premises

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

- | | | |
|---|-------------------------------------|-----------------------------|
| a) An individual or individuals* | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual* | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

The Licensing Authority
Oxford City Council

01 DEC 2014

- 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 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:

Please tick π yes

- 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)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

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

Name Greene King Brewing and Retailing Limited
Address Westgate Brewery, Bury St Edmunds, Suffolk, IP33 1QT
Registered number (where applicable) 03298903
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?
On opening – to be advised in due course.

Day Month Year

--	--	--	--	--	--	--	--

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

Day Month Year

--	--	--	--	--	--	--	--

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

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

This is a development site being part of the Templars Shopping Park.

It is intended that the proposed premises will operate under the Greene King "Hungry Horse" brand as a substantially food lead pub restaurant with limited regulated entertainment.

The external patio area is included within the licensed area for the purpose of sale by retail of alcohol and late night refreshment only.

The details of the development are shown on the drawings identified below, deposited with this application. .

It is proposed that the permitted hours for licensable activities for these premises should be :-

Monday to Sunday : 10:00 – 00:00 inclusive with the premises closing to the general public 30 minutes thereafter.

The appropriate drawings deposited with this application are :

- Indicative unit location plan.
- Drawing no. 1856-60 - detailed licensing drawing to a scale of 1:100.

Please note that the internal area edged red on the licensing drawing is intended to be used (as required) for all licensable activities. The external patio area hatched red on this plan is intended to be used for the licensable activities of the sale of alcohol and late night refreshment only.

Please note that appropriate fire safety precautions will be incorporated within the development in consultation with the Fire Service under the Building Regulation Approval process.

It is not anticipated that this application – taken with the operating schedule – will adversely impact on the licensing objectives.

It is proposed that the development of this unit will improve the area by providing jobs for the local community and a new leisure facility at this location, complimenting those facilities already within the area.

We do not believe that there is a Cumulative Impact Policy in force applicable to this site.

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

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick π yes

Provision of regulated entertainment

- 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

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	π
Day	Start	Finish		Outdoors	
Mon	10:00	00:00	Please give further details here (please read guidance note 3)	Both	
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur	10:00	00:00			
Fri	10:00	00:00	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 (please read guidance note 5)		
Sat	10:00	00:00			
Sun	10:00	00:00			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3) An occasional sporting event in the presence of an audience
Day	Start	Finish	
Mon	10:00	00:00	State any seasonal variations for indoor sporting events (please read guidance note 4) N/A – save as below 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 (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)
Tue	10:00	00:00	
Wed	10:00	00:00	
Thur	10:00	00:00	
Fri	10:00	00:00	
Sat	10:00	00:00	
Sun	10:00	00:00	

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3) State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4) 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 (please read guidance note 5)	Both	
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	π
Day	Start	Finish		Outdoors	
Mon	10:00	00:00	Please give further details here (please read guidance note 3) Live music will not be provided as standard operating procedure. The application to include live music is to allow occasional events and will be an ancillary activity provided. Any such provision will be controlled by management systems and will comply with any Environmental Health Officer's requirements. This may be amplified or un-amplified. State any seasonal variations for the performance of live music (please read guidance note 4) N/A – save as below 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 (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)	Both	
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00			
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	10:00	00:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	π
Day	Start	Finish		Outdoors	
Mon	10:00	00:00	Please give further details here (please read guidance note 3) Background music will normally only be provided by a managed music system. State any seasonal variations for playing recorded music (please read guidance note 4) N/A – save as below Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)	Both	
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00			
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	10:00	00:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	π
				Outdoors	
				Both	
Day	Start	Finish	<p>Please give further details here (please read guidance note 3)</p> <p>Dancing will not be a standard operating activity. The application to include performance of dance and dancing is to allow occasional events and will be an ancillary activity provided. Any such provision will be controlled by management systems and will comply with any Environmental Health Officer requirements.</p> <p>State any seasonal variations for the performance of dance (please read guidance note 4)</p> <p>N/A – save as below</p> <p>Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)</p> <p>When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)</p>		
Mon	10:00	00:00			
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00			
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	10:00	00:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Daye	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Mon			<p>Please give further details here (please read guidance note 3)</p> <p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</p> <p>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)</p>		
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
Day	Start	Finish		Both	π
Mon	23:00	00:00	Please give further details here (please read guidance note 3) To allow the provision of hot food and drinks for consumption on and off the premises at the manager’s discretion and in the areas identified.		
Tue	23:00	00:00			
Wed	23:00	00:00			
Thur	23:00	00:00	N/A – save as below		
Fri	23:00	00:00	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 (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Sat	23:00	00:00			
Sun	23:00	00:00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises	
				Off the premises	
Day	Start	Finish		Both	π
Mon	10:00	00:00	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	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 5)		
Fri	10:00	00:00	To permit the sale of alcohol and such regulated entertainment as authorised hereunder until 00.30 (if not otherwise granted pursuant to this application) on Friday, Saturday, Sunday and Monday at bank holiday weekends, Christmas Eve, Boxing Day, New Years Day and all major Saints days. New Years Eve: 10:00 to New Years Day – terminal hour as proposed.		
Sat	10:00	00:00			
Sun	10:00	00:00			

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

Name: Robert Lawton

Address: [REDACTED]

Postcode [REDACTED]

Personal Licence number (if known): [REDACTED]

Issuing licensing authority (if known): Chesterfield Borough 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 8)

NONE save for the presence of AWP machines, the use of which is not permitted by persons under the age of 18,

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4) Please see box J above
Day	Start	Finish	Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5) The premises shall close for service to the public 30 minutes after the end of non standard timings identified in box J above.
Mon	07:00	00:30	
Tue	07:00	00:30	
Wed	07:00	00:30	
Thur	07:00	00:30	
Fri	07:00	00:30	
Sat	07:00	00:30	
Sun	07:00	00:30	

M

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 15)

We have undertaken our own risk assessment to propose the following steps:-

The steps which we have identified in relation to the four licensing objectives are listed below

b) The prevention of crime and disorder

No further risks have been identified which need to be addressed, save as below

1. The use of doorstaff will be risk assessed on an ongoing basis by the licence holder of premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.
2. Alcoholic and other drinks may not be removed from the premises in open containers save for consumption in any external area provided for that purpose.
3. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.
4. There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.
5. The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.
6. The management of the premises will liaise with police on issues of local concern or disorder.
7. Where CCTV equipment is fitted, it shall maintained in good working order in accordance with the manufacturers instructions.
8. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

c) Public safety

No further risks have been identified which need to be addressed, save as below

1. To comply with the reasonable requirements of the fire officer from time to time.
2. Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.
3. Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.
4. Toughened glasses will be used in the premises where appropriate.
5. Fire Exits and means of escape shall be kept clear and in good operational condition.

d) The prevention of public nuisance

No further risks have been identified which need to be addressed, save as below

1. Where appropriate, prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.
2. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises, Where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.
3. During any performance of live or amplified music all external doors and windows shall be kept closed except for normal ingress and egress and/or for emergency evacuation.
4. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

e) The protection of children from harm

- 1) The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risks of harm to children have been identified.
- 2) No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
- 3) There shall be adequate controls in place including staff training to safeguard against the sale of alcohol to persons under 18 years.
- 5) The premises supervisor or appointed staff member shall ensure that when children are admitted to the premises their presence is not inconsistent with the style of operation of the premises at that time and the licensable activities that are being carried out.
- 6) Policies in relation to children shall be adequately communicated to patrons by staff or through appropriate signage.

Please tick Yes

- 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
- I have enclosed the consent form completed by the individual I wish to be 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

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

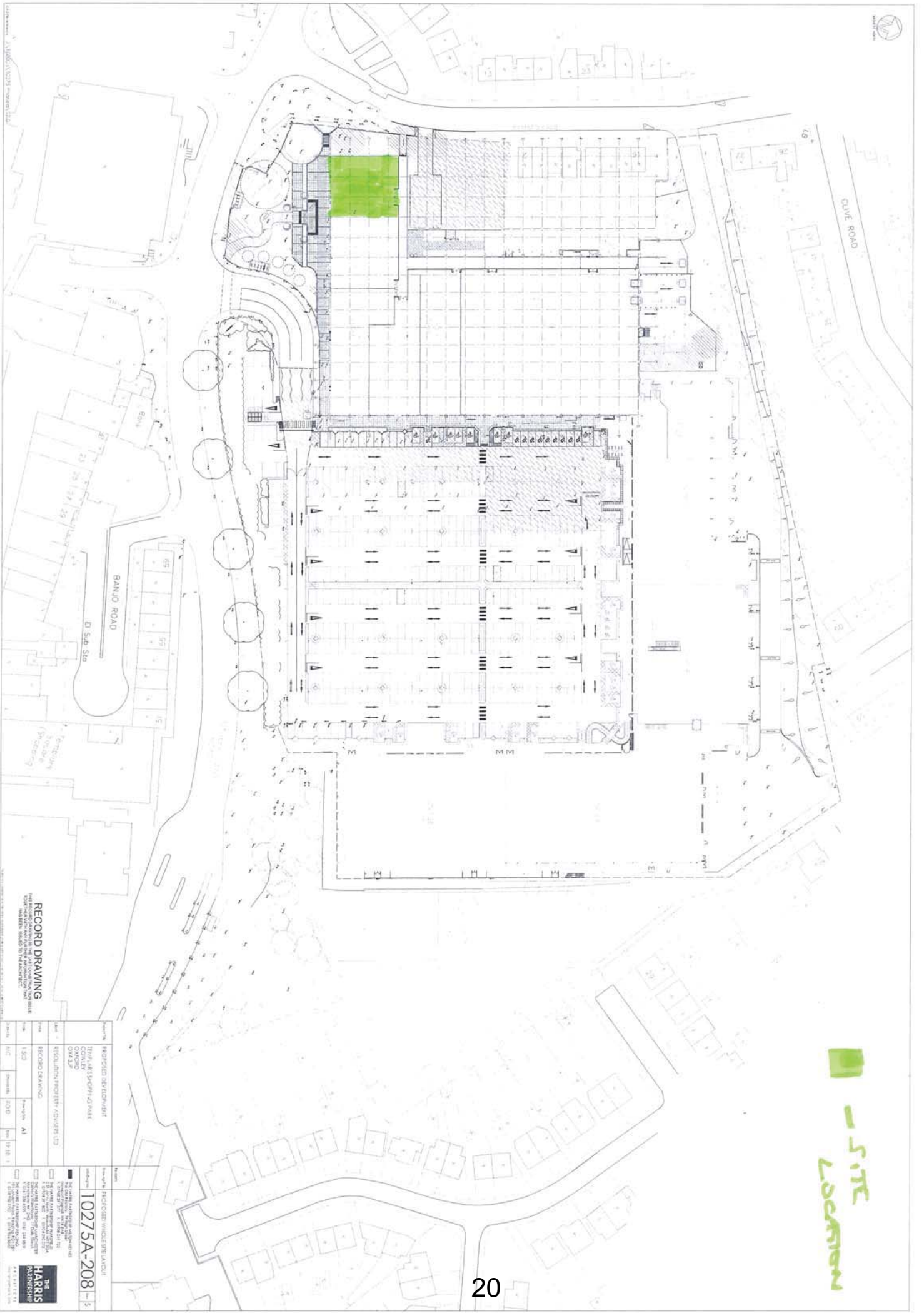
Signature of applicant or applicant’s solicitor or other duly authorised agent. (Please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....
 Date: 27th November 2014
 Capacity: Solicitors.....

For joint applications signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....
 Date:
 Capacity: Solicitors.....

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13) John Gaunt & Partners Omega Court 372 Cemetery Road	
Post town Sheffield	Post code S11 8FT



SITE LOCATION

RECORD DRAWING
THIS RECORD DRAWING IS THE FINAL DRAWING FOR THE PROJECT AND SHALL BE USED FOR RECORD PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING.

Project No.	10275A-208
Project Name	PHOENIX WILCOX SITE LANDSCAPE
Client	THE HARRIS PARTNERSHIP
Architect	HARRIS PARTNERSHIP
Scale	AS SHOWN
Date	10/14/11
Sheet No.	5
Sheet Total	5
Project Location	10275A-208
Project Description	PHOENIX WILCOX SITE LANDSCAPE
Project Status	RECORD DRAWING
Project Phase	CONSTRUCTION
Project Start	10/14/11
Project End	10/14/11
Project Manager	AL
Project Designer	AL
Project Checker	AL
Project Approver	AL
Project Reviewer	AL
Project Coordinator	AL
Project Assistant	AL
Project Secretary	AL
Project Receptionist	AL
Project Mailroom	AL
Project Janitor	AL
Project Security	AL
Project Maintenance	AL
Project Cleaning	AL
Project Pest Control	AL
Project Fire Alarm	AL
Project Security System	AL
Project Access Control	AL
Project Video Surveillance	AL
Project Intercom	AL
Project Public Address	AL
Project Fire Alarm	AL
Project Security System	AL
Project Access Control	AL
Project Video Surveillance	AL
Project Intercom	AL
Project Public Address	AL

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CONTRACTOR PLEASE NOTE

- 1) Working on site is to be done from the date of the contract to the date of completion of the work. The contractor shall be responsible for obtaining all necessary permissions from the local authority and for obtaining all necessary permissions from the local authority and for obtaining all necessary permissions from the local authority.
- 2) The contractor shall be responsible for obtaining all necessary permissions from the local authority and for obtaining all necessary permissions from the local authority and for obtaining all necessary permissions from the local authority.
- 3) All structural work shall be done in accordance with the specifications and requirements of the contract and shall be done in accordance with the specifications and requirements of the contract and shall be done in accordance with the specifications and requirements of the contract.
- 4) Any discrepancy between drawings and/or designs and specifications should be reported to the designer prior to any work commencing.

Date	Revisions	By

Architecture - Header Design Management
3rd Floor, 100, The Quadrant, London, UK
020 7087 4000
www.headerdesignmanagement.com

Client
Greene King Plc

Architect
Hungry Horse
100, The Quadrant, London, UK
020 7087 4000

Project Name
Licensing Plans

Scale
1:1000(A1)

Date
Nov 14

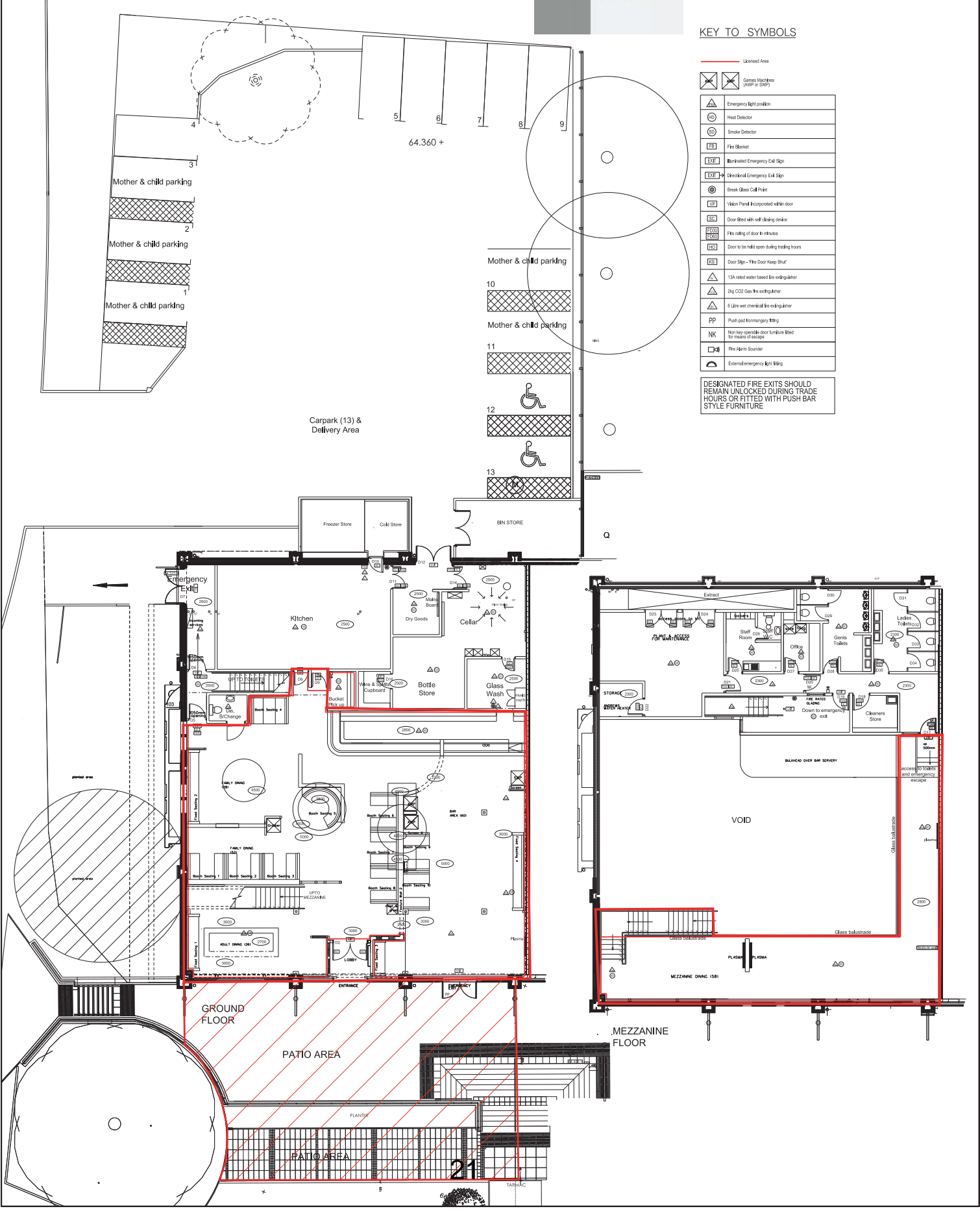
Drawn By
1855-60

Concept

KEY TO SYMBOLS

	Licensed Area
	Games Machines (AWP or SWP)
	Emergency light position
	Heat Detector
	Smoke Detector
	Fire Alarm
	Inward Emergency Exit Sign
	Directional Emergency Exit Sign
	Break Glass Call Point
	Vision Panel Incorporated within door
	Door fitted with self-closing device
	Fire rating of door to intruder
	Door to be held open during trading hours
	Door Sign - 'Fire Door Keep Shut'
	13A rated water based fire extinguisher
	2kg CO2 gas fire extinguisher
	6 litre wet chemical fire extinguisher
	Push past emergency fitting
	Non fire resistant door furniture fitted for means of escape
	Fire Alarm Scanner
	External emergency light fitting

DESIGNATED FIRE EXITS SHOULD REMAIN UNLOCKED DURING TRADE HOURS OR FITTED WITH PUSH BAR STYLE FURNITURE



From: noise@oxford.gov.uk [<mailto:noise@oxford.gov.uk>]
Posted At: 29 December 2014 11:46
Posted To: licensing@oxford.gov.uk
Conversation: Comments for Licensing Application 14/03812/PREM
Subject: Comments for Licensing Application 14/03812/PREM

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:46 AM on 29 Dec 2014 from Mr Neil Whitton.

Application Summary

Address: Unit 1G Templars Shopping Park Between Towns
Road Oxford Oxfordshire OX4 3JP

Proposal: Premises Licence

Case Officer: Allan Hibberd

Click for further information

Customer Details

Name: Mr Neil Whitton

Email: [REDACTED]

Address: St Aldate's Chambers 109 St Aldate's, Oxford,
Oxfordshire OX1 1DS

Comments Details

Commenter Type: Standard Consultee

Stance: Customer made comments neither objecting to or supporting the Licensing Application

Reasons for comment: - Public Nuisance

Comments: 11:46 AM on 29 Dec 2014 I have been unable to contact the applicant due to the Christmas Break however I would like to see the following condition attached to the licence (this shouldn't be a problem as the application states that they will comply with any requirement of an EHO) :

Noise emanating from the premises as a result of regulated entertainment shall not exceed 40dB(A) as measured 1 metre from any residential building.

From: Theo Ratcliff [REDACTED]
 Posted At: 29 December 2014 11:00
 Posted To: licensing@oxford.gov.uk
 Conversation: 14/03812/PREM (Hungry Horse in Templars square)
 Subject: 14/03812/PREM (Hungry Horse in Templars square)

Dear Sir / Madam,

Re: Planning application 14/03812/PREM (Hungry Horse in Templars square)

According to the notice outside these premises representations are open until and including 29th December. However, I can no longer find a link to submit a representation on your site - so here it is in email. I hope that is OK.

I see no evidence that this would be a benefit to anyone besides the developer and the brewery. My main objections are:

1. EARLY DRINKING (The prevention of public nuisance / The prevention of crime and disorder):

Selling alcohol from 10am in an area which already has an alcohol problem (NB the reasons for the recent closure of the Nelson) would be irresponsible. Furthermore, the proposal to have outdoor drinking in a dark alley used as a route to the shops would be making a bad thing worse - the design of that thoroughfare is shocking in its lack of consideration for the safety of those using it.

2. HEALTH (The protection of children from harm):

Don't be the council who closes a swimming pool one day and opens a Hungry Horse the next. Greene King has shown itself to be irresponsible in their response to the outcry about their 'doughnut burger'. Their claims that "the nutritional information is available online" is obnoxious in the extreme and demonstrates their disregard for the health of the communities in which they operate. Every weekday I walk to work through crowds of schoolchildren eating cakes from Greggs for breakfast - which is their prerogative - but I can't help thinking that the area doesn't need yet another low-quality / high-calorie food outlet. (The counter-argument that "*Dominos Pizza is already there and is just as bad*" has been bandied about online, but this should be dismissed - holding up one bad example to justify another is plainly wrong.)

3. TRAFFIC (Public safety / The protection of children from harm):

The details of the application seem to have vanished from your site - but I've read elsewhere of the plans for a car park behind the premises. The Hungry Horse should not need, nor can the area sustain, *yet another* car park. There are three multi-storey car parks and one large open-air car park within 2-3 minutes walk of the establishment. Regardless of whether the site was originally intended for housing - there are compelling reasons to refuse this part of the application. Crossing that road is hard enough without the extra traffic a car park will bring. Often the only opportunity to cross is to rush behind a passing car / van / HGV as it passes through the single lane bottleneck in the road and in front of the vehicle coming in the other direction. I see schoolchildren doing this to and from school everyday. Even more traffic would exacerbate this problem.

Perhaps a less destructive establishment has not made an offer to the developer - perhaps Hungry Horse is the only company to apply for the unit: **this is a problem for the developer, please don't turn it into a problem for our community.**

Thanks you for considering this representation.

Theo Ratcliff
16 Campbell Road,
Oxford,
OX4 3PF

From: [REDACTED]
Posted At: 29 December 2014 14:48
Posted To: licensing@oxford.gov.uk
Conversation: I say no to this licensing application: 14/03812/PREM
Subject: I say no to this licensing application: 14/03812/PREM

Dear Licensing Authority,

I say no to this licensing application: **14/03812/PREM** Hungry Horse Oxford, Unit 1G, Templars Shopping Park, Between Towns Road, Oxford, OX4 3JP.

As a close neighbour, my worry is that drunks will be spilling out onto our streets at all hours and that there will be more noise & light pollution. With the Nelson closing down, those drunks will be going to this new pub and causing problems outside of the pub. We have already been robbed three times! This area is getting more and more dangerous. Many of times, I have seen horribly violent scenes on my way to the shops outside of the Wetherspoons, blood on the pavement etc. Alcohol fuels violence, crime and disorder and we do not need any more of this in our residential neighbourhood. I am scared to walk to the Co-op from my house. I do not want to be scared to walk to Sainsbury's now. We are a family home (children here at holidays & new baby on the way). I can't bear the thought of my children seeing this outside their doorstep!! Especially as the car park is proposed to be across the street from our home. We do not want drunks outside of our home. We do not want smokers outside of our home. This is not okay for our children. It is not safe to have a pub here.

The traffic on Rymers Lane is getting more and more dangerous. When I get on my bicycle outside my house, drivers often shout at me because they are angered about the traffic outside our home. It feels unsafe to cross the street here. More drunks in this area is not okay!! It will make it less safe. School children walk by the proposed site of the pub every school day. This will not be safe for them!! The clientele of Hungry Horses in this area is generally rough. I strongly believe that having a pub at this location will cause more crime and disorder in the area, it will make the public less safe, it will be a public nuisance and it will cause harm to children. I say no to this licensing application!

Yours sincerely,

From: Andy Hall [REDACTED]
Posted At: 29 December 2014 15:22
Posted To: licensing@oxford.gov.uk
Conversation: Representations against licensing application reference number 14/03812/PREM
Subject: Representations against licensing application reference number 14/03812/PREM
Importance: High

The Licensing Authority,
Oxford City Council
St Aldate's Chambers,
109 St Aldate's,
Oxford,
OX1 1DS.

Dear Sir/Madam,

**Representations against license application reference number 14/03812/PREM
Address of premises (Hungry Horse Oxford) Unit 1G, Templars Shopping
Park, Between Towns Road, Oxford, OX4 3JP**

As a local resident for over 4 years I object to these premises being granted a license to serve alcohol as it not in the public interest which undermines the prevention of crime and disorder, the promotion of public safety, the prevention of public nuisance and the protection of children from harm for the following reasons: These premises are located by the Florence Park Housing estate in a residential area bordered by domestic dwellings on all sides.

Publicity claims by the applicants that this drinking establishment is a family restaurant are misleading and in contrast with the opening hours of 0700-0030hrs. These hours are well beyond those operated by similar pub-restaurant venues such as JD Wetherspoon's "William Morris" pub nearby. This is highly inappropriate for a residential area and even more so for one with a significant recent history of Drug Crime and ongoing Anti-social Behaviour. While trying to sleep at night we hear a lot of the latter (which is clearly induced by alcohol) and we are not alone as this was identified by the Thames Valley Neighbourhood Police Team as a key topic of concern for their Oxford-Cowley area.

This street - on a school run - is already blighted by HGVs trying to access the retail park's service yard which drivers often try to access out-of-hours despite being subject to a noise abatement restriction. When the gates are locked they have to back their lorries out onto the street with reversing alarms sounding. This very congested residential road intersects with a box junction on the main roads of Between Towns/Church Cowley. These already bear a daily burden of road-rage and motoring offences from the queue of frustrated/impatient drivers. The proposed car park will encourage extra traffic to this spot as the pubs/other drivers will opt to use this facility rather than other car parks which charge (regardless of patronage). It's proposed entrance is perpendicular to traffic-calming bollards. These restrict passage at the top of Rymers Lane to one vehicle at a time so road rage is sure to increase as vehicles try to turn in/out while obstructing the cars travelling up/down.

This mix of extra cars, alcohol and late night opening will be particularly hard on residents of neighbouring streets who have to get up and work early - (even more so if the applicants desire to remain open after 0030hrs is granted - as stated in the Oxford Mail).

To put things in perspective the Wetherspoons has a no-music policy, no car park of its own and closes around 11pm. Noise disturbance from the new venue will continue long after it's music is switched off. When revellers have finally left the venue entrance they can move to (or remain on) the upper patio/garden area before spilling out on to the public highways. There they will be well beyond any technically enforceable jurisdiction of Hungry Horse staff.

However most employees will be low-paid shift workers who will have no real ties or incentive to challenge customers who may be abusive/aggressive from cheap, all-day drinking - whether in or out of the venue. So it may be some time before they are completely off the site and start a public nuisance in the surrounding estates. The front of the site is a submerged precinct that is largely invisible from the adjacent roads. The existing long alleyway from the central car park leads down to a Cul-de-Sac, both are flanked by high walls and two sets of sharp steps. Not only do the surrounding hard, steep surfaces present a trip hazard (particularly for the infirm or inebriated) but the architecture creates an environment that is conducive to clandestine activity.

Permitting any drinking establishment here - even without late night opening - would make this an unsafe and inaccessible environment where crime, disorder - and/or the fear of it - will undermine the quality of life and community cohesion. Rather than preventing crime and disorder this application seems to be enabling it. This should be very seriously considered in the context of this summers closure of the neighbouring Nelson pub following a major drugs raid. There is real potential for the former drinking establishment's abuse to be relocated via Cowley Park and join this venue - and even increase there - due to the obscurity offered by the subterranean architecture.

Of particular concern is the Hungry Horse chains' fun branding and family marketing in a passageway which is already frequented twice-daily by streams of unaccompanied schoolchildren walking to and from St Gregory the Great School on Cricket Road. Funnelling susceptible, vulnerable and impressionable minors between smokers and drinkers on the patio without the relative safety offered by visibility from the sober public, with the added complications of junk food and fun imagery is hardly fulfilling a duty of protection of children from immediate or long term harm. Instead it is exposing them to it in the form of a seemingly innocuous liquor environment whose obscured exterior is ultimately beyond the control of staff (whether they are well paid managers or low paid shift workers).

I respectfully ask you to refuse this application for the sake and safety of our community and visitors to it.

Yours Faithfully,

Andy Hall
52 Church Cowley Road
Oxford
OX4 3JT

From: Thembu Hall [REDACTED]
Posted At: 29 December 2014 14:51
Posted To: licensing@oxford.gov.uk
Conversation: Objection to Licensing Application: 14/03812/PREM
Subject: Objection to Licensing Application: 14/03812/PREM

Hi,

I'm writing to object to the licensing application for a Hungry Horse pub on the Templars Retail Park, Cowley, Oxford. As a local resident, there are some areas of concern I have about this application.

The prevention of crime and disorder

According to the licensing application website and Quadrant Estates, hours of opening will be Monday – Sunday: 10:00 hrs - 00:00 hrs with weekends and holidays being 10:00 hrs - 00:30 hrs with the option to extend these hours. This pub does not need to be serving alcohol for these lengthy hours. This is over and above other local establishments opening hours eg JD Wetherspoons. (which is open from 8am - 11pm). Simply put, it is completely unnecessary for a "family establishment" to be open for these hours with alcohol being served. I think the marketing of it as family friendly is completely misleading when I doubt very much that families will be frequenting it during late hours.

Secondly I feel this will only exacerbate the current anti social behaviour problems that occur in the Cowley area. Many times a week there are drunken people quarrelling outside our houses on Church Cowley Road or shouting in groups at the top of Rymers lane. The Cowley police have identified anti-social behaviour and drugs as their priorities for this area. So this is a known problem already. The current site of the pub is tucked behind a wall which would be a prime spot for drug deals as its out of site from the main road. Plus our local counsellor pointed out that there are issues with drug dealing already in Cowley Park behind Matalan. An extended license will only encourage more drinking/drugs - the result which will be increased anti social behaviour in the area. The council should be mindful of their responsibility to the community. Isn't prevention always better than cure?

The prevention of public nuisance

Planning approval should not be granted for this drinking establishment as this will continue to affect local residents rest and leisure. Increased traffic, and drunken behaviour will affect our sleep as currently we are often woken up by drunk passers by. As working citizens, having to rise at 06:30 am , this is difficult after a disrupted nights sleep. Allowing a drinking establishment of this nature will mean our right to rest is compromised even further. Any manager of this pub will have no influence after these late night revellers leave the premises.

Increase Traffic and protection of children from harm

This pub will be at the located on a dangerous intersection. There is a daily school run up and down Rymers lane from the St Gregory the Great school. Traffic will increase and extra pressure will be created at the bottleneck outside of the service yard adjoining the proposed pub car park.

The entrance will need to be crossed by pedestrians including school children who can, and do, pass right outside the units entrance. Those that use the steps (or the proposed ramp) will be channelled between smokers in the doorway and drinkers on the patio outside the pub. This in my mind is negligent and could have potentially terrible consequences.

Notwithstanding the unhealthy food offered in this pub (including the donut burger at 2000 calories), I do not feel that it would be a wise decision to grant Hungry Horse an application as not only is the food a cheap option for local school children, it will be dangerous because of the location.

Thembi Hall

From: Rita [REDACTED]
Posted At: 29 December 2014 19:02
Conversation: Hungry horse
Posted To: Inbox

Subject: Hungry Horse

Licence no.: 14/03812/PREM

I strongly object to the hungry horse proposals, the proposed car park was designated for housing, and is most unsuitable for a car park, Rymers Lane has very heavy traffic and we don't want any extra, there are many children using the lane going to and from school, and it would make crossing the roads more difficult for them, and is there anything in the proposals to stop it turning into another shoppers car park?

There is a very busy junction only a few metres away, which makes it difficult for cars to exit Rymers lane, I live opposite the proposed site and I don't want people coming out of the pub going to their cars slamming doors and chatting late at night.

The whole proposal is totally unsuitable for the area.

R deClerck

From: stephen keene [REDACTED]
Posted At: 29 December 2014 20:17
Conversation: Ref No: 14/03812/PREM
Posted To: Inbox

Subject: Ref No: 14/03812/PREM

Dear Sir/Madam,

I am writing to object to the planning application to use Units 1F And 1G Templars Retail Park, Between Towns Road, Oxford OX4 3JU, to be used as a Hungry Horse Pub . Reference number 14/03812/PREM.

The Pub chain Hungry Horse sells cheap drink, and has late night opening hours, both of which will I believe would cause noise and antisocial behaviour in the immediate and surrounding area. It will restrict the available street parking for the residents. It is also on one of the main routes that the school children walk past on their way to and from school, and could cause unnecessary risks to the children's safety.

There is already an empty pub, "The Nelson" that is situated in a non-residential area which could be used for this purpose.

Yours Sincerely,
Stephen Keene.
3 Rymers Lane,
Oxford,
OX4 3JU

From: Lisa Haynes [REDACTED]
Posted At: 29 December 2014 19:47
Conversation: reference number: 14/03812/PREM
Posted To: Inbox

Subject: reference number: 14/03812/PREM

As a concerned local resident I would like to voice my disapproval about the planned Hungry Horse pub in Temple Cowley.

The area does not need another pub selling cheap alcohol and filling the area with drunk customers from 10-12 each day!

The pub would raise crime and anti-social behaviour in this residential area and the proposed car park would be an eye-sore for resident living directly adjacent to the proposed site. Not to mention a further source of noise and air pollution.

I therefore wish to wholeheartedly object to the plans.

Your sincerely,

A concerned resident

