

Agenda

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Licensing & Gambling Acts Casework Sub-Committee

Date: **Monday 13 March 2017**

Time: **5.30 pm**

Place: **Council Chamber, Town Hall**

For any further information please contact:

Catherine Phythian, Committee and Member Services Officer

Telephone: 01865 252402

Email: cphythian@oxford.gov.uk

Membership

Councillor Farida Anwar

Councillor Mary Clarkson

Councillor Elizabeth Wade

AGENDA

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To: Licensing and Gambling Acts Sub-Committee
Date: 13th March 2017
Report of: Head of Community Services
Title of Report: Midcounties Co-operative Limited– Application for a Variation to a Premises Licence: Midcounties Co-operative, 40-43 Walton Street, Oxford, OX2 6AD
Application Ref: 17/00321/PREM

Summary and recommendations	
Purpose of report:	To inform the determination of Midcounties Co-operative Limited's application to vary the Premises Licence for Midcounties Co-operative, 40-43 Walton Street, Oxford, OX2 6AD
Corporate Priority:	A vibrant and sustainable economy
Recommendation(s):	That the Licensing and Gambling Acts Sub-Committee resolves to:
	1. determine Midcounties Co-operative Limited's application taking into account the details in this report and any representations made at this Sub-Committee meeting.

Appendices	
Appendix 1	Application to vary a Premises Licence
Appendix 2	Premises Licence 05/01258/PREM
Appendix 3	Representation from an Interested Party
Appendix 4	Location Map

Introduction and background

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 variation to a Premises Licence to Midcounties Co-operative Limited.

Application Summary

- An application to vary a Premises Licence has been submitted by Midcounties Co-operative Limited. A summary of the licensable activities applied for and the time proposed for these activities can be found detailed below:

Supply of Alcohol (Off Sales only):

Sunday to Saturday 07:00 until 00:00

- 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**.
- In order to assist all parties to this Hearing, at present Midcounties Co-operative Limited is permitted to provide the Sale of Alcohol (off sales only) from 08:00 hours to 23:00 hours Monday to Saturday, and 10:00 hours to 22:30 hours Sunday as detailed within the current Premises Licence attached at **Appendix Two**.

Relevant Representations

- No valid representations have been received from the Responsible Authorities as detailed in the table below.

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

- Valid representations have been received from an Interested Party as detailed in the table below. A copy of this representation is attached at **Appendix Three**.

Name	Address	Licensing Objective(s)
Councillor Susanna Pressel	City Councillor for Jericho and Osney Ward	Crime and Disorder, Public Nuisance and Public Safety

Location

7. 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

8. 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	Section	Policy
Hours for 'off-sales of alcohol:	5.51 to 5.5.2	LH 8
Public Nuisance:	7.3.3, 7.3.6, 7.3.10	LA 4
Supply of alcohol for consumption off the premises:	7.5.21	PP11

9. A copy of the Statement of Licensing Policy may be obtained from the Council Offices or found online at:
https://www.oxford.gov.uk/downloads/file/1303/statement_of_licensing_policy

Home Office Statutory Guidance

10. 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 Paragraph
Crime and Disorder:	2.1 to 2.5
Public Safety:	2.6 to 2.8
Public Nuisance:	2.14 to 2.20

11. 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

12. 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.

13. 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.
14. 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.
15. 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.
16. 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.

17. 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.
18. 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.
19. Members should note that the applicant or persons making representations have the right of appeal against the decision made by the Sub-Committee.

Report author	Richard Masters
Job title	Licensing Compliance Officer
Service area or department	Community Services
Telephone	01865 252565
e-mail	licensing@oxford.gov.uk

APPENDIX ONE

17/00321/PREM
CO-OP
40-43 WALTON ST.
VARIATION



Oxford
Application to vary a premises licence
Licensing Act 2003

For help contact
elms@oxford.gov.uk
Telephone: 01865 252565

* required information

Section 1 of 17

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 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.

The Licensing Authority
Oxford City Council

26 JAN 2017

Applicant Details

* First name

* Family name

* 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

Business name 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

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

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

A private individual acting as an agent

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

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

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

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APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

Premises Contact Details

Telephone number

Non-domestic rateable value of premises (£)

42,750

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VARIATION

Do you want the proposed variation to have effect as soon as possible? Yes No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Describe Briefly The Nature Of The Proposed Variation

Describe 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.

The purpose of this variation is to vary the plans to the licence following changes to the store layout and the hours of licensable activities in order to elevate any confusion for staff and customers from Monday to Saturday 08:00 to 23:00, Sunday 10:00 to 22:30 to Monday to Sunday 07:00 to 00:00

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PROVISION OF PLAYS

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes No

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PROVISION OF FILMS

Will the schedule to provide films be subject to change if this application to vary is successful?

Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF LIVE MUSIC

Will the schedule to provide live music be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF RECORDED MUSIC

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF PERFORMANCES OF DANCE

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

Yes

No

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

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

Yes

No

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SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide 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

SUNDAY

Start

End

Start

End

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.

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

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

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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.

Provide 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

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide 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

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.

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

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

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

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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)

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

The operating schedule and hours of opening are not subject to change.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

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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.

Variation 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 £8700	£315.00
Band D - £87001 to £12500	£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 your are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
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Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£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 (£)

DECLARATION

* I/we understand 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.

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

* Capacity

* Date / /
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/oxford/change-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 ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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

OFFICE USE ONLY

Applicant reference number	<input type="text" value="PJS/MXS/40-43 Walton Street Oxford"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

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**The Licensing Act 2003
(Premises licences and club premises certificates) Regulations 2005
Regulation 33, 34 and Schedule 12
Part A**

**Premises Licence
Oxford City Council**

Premises Licence Number

05/01258/PREM

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code:

Midcounties Co-operative Limited
40-43 Walton Street
Oxford
OX2 6AD

Telephone number: 01865 511884

Where the licence is time limited the dates:

Not applicable

Licensable activities authorised by the licence:

Recorded Music, Supply of Alcohol

Times the licence authorises the carrying out of licensable activities:

Recorded Music:

Monday to Sunday: 00:00 midnight to 00:00 midnight the following day
Provided indoors only

Supply of Alcohol:

Monday to Saturday 08:00 hours to 23:00 hours
Sunday 10:00 hours to 22:30 hours
Christmas Day 12:00 hours to 15:00 hours
Christmas Day 19:00 hours to 22:30 hours
Good Friday 08:00 hours to 22:30 hours

The opening hours of the premises:

At the discretion of the licence holder

Where the licence authorises supplies of alcohol whether these are on and/or off supplies:

Off Supplies Only

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

Midcounties Co-operative Limited
Co-operative House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

Daytime Telephone Number: 01926 516000

Email: enquiries@midcounties.coop

Registered number of holder, for example company number, charity number (where applicable):

IP19025R

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol:

Matthew John Cherrett

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

Personal licence number: Cherwell PSL 0262

Licensing Authority: Cherwell District Council

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made under the Premises Licence:
 - a) at a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
 - b) at a time when the Designated Premises Supervisor does not hold a Personal Licence or his / her Personal Licence is suspended.
2. Every supply of alcohol under the Premises Licence must be made or authorised by a person who holds a Personal Licence.
3.
 - 1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - 2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - 3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:
 - a) a holographic mark; or
 - b) an ultraviolet feature.
4.
 - 1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
 - 2) For the purposes of the condition set out in paragraph 1:
 - a) duty is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - b) permitted price is the price found by applying the formula: $P=D+(D \times V)$ where:
 - i) P is the permitted price,
 - ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - c) relevant person means, in relation to premises in respect of which there is in force a premises licence:
 - i) the holder of the premises licence,
 - ii) the designated premises supervisor (if any) in respect of such a licence, or
 - iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - d) relevant person means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - e) value added tax means value added tax charged in accordance with the Value Added Tax Act 1994.
 - 3). Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
 - 4).
 - 1) Sub-paragraph 2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (the first day) would be different from the permitted price on the next day (the second day) as a result of a change to the rate of duty or value added tax.
 - 2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the Operating Schedule

5. Alcohol shall not be sold or supplied except during permitted hours. In this condition, permitted hours means:
- | | |
|--|---|
| a. On weekdays, other than Christmas Day | 0800 hours to 2300 hours |
| b. On Sundays, other than Christmas Day | 1000 hours. to 2230 hours |
| c. On Christmas Day | 1200 noon to 1500 hours
and 1900 hours to 2230 hours |
| d. On Good Friday | 0800 hours to 2230 hours |

The above restrictions do not prohibit:

- (a) during the first twenty minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel;
- (b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (c) the sale of alcohol to a trader or club for the purposes of the trade or club;
- (d) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.

6. Alcohol shall not be sold in an open container or be consumed in the licensed premises.

Annex 3 – Conditions attached after a hearing by the licensing authority

Not applicable

Annex 4 – Plans

See attached A3 plan



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

From: Councillor PRESSEL Susanna
Sent: 20 February 2017 18:34
To: licensing
Cc: Allan Hibberd
Subject: Co-op Store, Walton St

I am writing to object to the application for an extension of the hours for selling alcohol on three grounds.

The first ground is the prevention of crime and disorder. There are very often people begging outside this Co-op in the evenings. In some cases this is associated with drug-dealing, which is extremely prevalent in Jericho. People who are addicted to drugs often have a problem with alcohol as well and late-night sales over a longer period are likely to attract problem users of both drugs and alcohol, thus increasing crime and disorder.

The second ground is the promotion of public safety. I have had many reports of rowdy behaviour outside the Co-op and in the vicinity, by people who were clearly drunk, and I have quite often witnessed this for myself. The people involved are often only about 18 or slightly older. I would not want to see them have more time to buy the alcohol that is presumably injuring the health of at least some of them. They are also at risk on the roads.

The third ground is the prevention of public nuisance. I often get complaints about the rowdy people referred to above from residents who are trying to sleep. One more hour for buying alcohol would extend the time that such noise is creating a public nuisance for the long-suffering residents of Jericho.

If the Panel decides that it does wish to grant this application, please put some conditions on the permission. Some are obvious, such as a guarantee of proper enforcement of the various safeguards that we have concerning the sale of alcohol. One more unusual one that I'd like to suggest is that the Co-op Store should be asked to undertake from now on to contact the police on 101 every time they see someone begging outside the shop. Begging is against the law and we must try to get the police to enforce it better, especially in residential areas such as Jericho. (I have of course raised this on several occasions with the police.) Even if this condition cannot legally be imposed, please request informally that the Co-op should do their best to address this long - standing problem. I know they are keen to be good neighbours.

Kind regards

Susanna

Susanna Pressel
City and County Councillor for Jericho and Osney



