

# Agenda

## Licensing & Gambling Acts Casework Sub-Committee

This licensing hearing will be held on:

Date: **Tuesday 25 November 2025**

Time: **6.00 pm**

Place: **Long Room - Oxford Town Hall**

**For further information** please contact:

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Committee Services Officer

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**Members of the public can attend to observe this meeting.**

**The Licensing Team sends details to interested parties who have made valid representations in writing on these applications. Only those interested parties may speak at the hearing.**

Information about speaking and recording is set out in the agenda and on the [website](#)

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*All public papers are available from the calendar link to this meeting once published*

## **Committee Membership**

Councillors: Membership 3: Quorum 3

Substitutes are permitted from other members of the Licensing and Gambling Acts Committee

Councillor Mary Clarkson

Councillor Theodore Jupp

*One further Member will also be in attendance.*

# Agenda

		Pages
<b>1</b>	<b>Election of Chair for the hearings</b>  To confirm the Chair of this Sub-Committee for the duration of this hearing.	
<b>2</b>	<b>Apologies for absence</b>	
<b>3</b>	<b>Declarations of Interest</b>	
<b>4</b>	<b>Procedure for the hearing</b>  The hearing procedures are attached.	7 - 12
<b>5</b>	<b>Minutes</b>  <b>Recommendation:</b> that the minutes of the meetings held on 30 June 2025, 3 July 2025, 6 August 2025, and 13 October 2025 are approved as true and accurate records.	13 - 46
<b>6</b>	<b>Confidential Minutes</b>  <b>Recommendation:</b> that the confidential minutes of the meetings 3 July 2025 are approved as a true and accurate record.	47 - 54
<b>7</b>	<b>Application for a variation to a Premises Licence – Jaam Restaurants Limited’s, McDonald’s, 44-46 Cornmarket Street, Oxford, OX1 3HA</b>  The Sub-Committee is asked to determine Jaam Restaurants Limited’s application, taking into account the details in the report and any representations made at this Sub-Committee meeting.	55 - 84
<b>8</b>	<b>Dates of Future Meetings</b>  The dates of future meetings are as follows:	

- 16 December 2025
- 12 January 2026
- 17 February 2026

## **Information for those attending**

### **Recording and reporting on meetings held in public**

Members of public and press can record, or report in other ways, the parts of the meeting open to the public. You are not required to indicate in advance but it helps if you notify the Committee Services Officer prior to the meeting so that they can inform the Chair and direct you to the best place to record.

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- To follow the protocol which can be found on the Council's [website](#)
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- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule or show a lack of respect towards those being recorded.
- To avoid recording members of the public present, even inadvertently, unless they are addressing the meeting.

Please be aware that you may be recorded during your speech and any follow-up. If you are attending please be aware that recording may take place and that you may be inadvertently included in these.

The Chair of the meeting has absolute discretion to suspend or terminate any activities that in his or her opinion are disruptive.

### **Councillors declaring interests**

#### **General duty**

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

#### **What is a disclosable pecuniary interest?**

Disclosable pecuniary interests relate to your\* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

#### **Declaring an interest**

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

#### **Members' Code of Conduct and public perception**

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". The matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

\*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

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## OXFORD CITY COUNCIL

### LICENSING CASEWORK SUB-COMMITTEE PROCEDURES

#### ***Housekeeping Matters***

- Mobiles must be switched off
- No smoking throughout the building
- Consumption of food is not permitted

#### **The Meeting**

1. The Licensing Casework Sub-Committee shall consist of three members of the Council (councilors). At the start of each Sub-Committee meeting a Chair shall be elected from among the three members. The Sub-Committee is responsible for reaching a decision upon the application being heard by the Sub-Committee, having received addresses and representations from all parties.

#### **The Paperwork**

2. Officers of the Licensing Authority (the City Council) will prepare the paperwork for the application that is to be heard by the Sub-Committee. The paperwork will include:-
  - A summary of the application, the representations received and of any other relevant material
  - The application and any other supporting material supplied by the applicant
  - Representations made by the responsible authorities
  - Representations made by interested parties

#### **Introductions**

3. The Chair will commence the hearing by introducing her or himself and the other two Sub-Committee members. The Chair will then ask all of the other parties present to introduce themselves and explain in what capacity they are attending.

## **Conduct of Proceedings**

4. The role of the Chair is to control the proceedings. All questions must be put through the Chair.
5. The Chair will indicate that the members of the Sub-Committee have read and familiarised themselves with the papers and issues. The Chair will stress that the Sub-Committee does not therefore require points to be made or repeated at length.
6. The hearing shall take the form of a discussion. Formal cross-examination shall not be permitted unless the Chair considers that cross-examination in a particular circumstance would assist. In exercising this discretion to permit cross-examination, the Chair must have regard to the rules of natural justice and the right to a fair hearing.
7. Members of the Sub-Committee may ask questions to any party to elicit further information. The representative of the Licensing Authority may also ask questions of any party in order to clarify the evidence and any issues in the case.
8. The Sub-Committee will determine the application in accordance with the Council's Statement of Licensing Policy, the Licensing Act 2003 and Guidance and Regulations under the Act, taking into consideration the overriding need to promote the four Licensing Objectives.
9. In considering any representation or notice made by a party the Sub-Committee may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
10. The Sub-Committee will generally not expect any of the parties to take more than 20 minutes to address it, to give further information or to call witnesses.
11. Where a person attending the hearing is acting in a manner that the Sub-Committee consider to be disruptive, the Sub-Committee may require that the person leave the hearing and may:
  - (a) refuse to permit that person to return; or
  - (b) permit him / her to return only on such conditions as the Authority may specify.



12. Before the end of the hearing any person who was required to leave the hearing under paragraph 11 may submit in writing any information which they would have been entitled to give orally had they not been required to leave.

### **Order of Proceedings**

13. All parties have a right to attend the hearing and may be assisted or represented by any person whether or not that person is legally qualified.

#### **The Licensing Authority**

14. The representative of the Licensing Authority shall present the report relating to the application to be heard by the Sub-Committee. The representative shall say who the applicant is, what the application is for and explain the paperwork before the Sub-Committee.

#### **Applicant case**

15. The applicant must fully outline their application and address the licensing objectives, and then may call witnesses if desired.
16. Where a responsible authority or interested party seeks to cross-examine the applicant or any of their witnesses, he / she must seek the permission of the Chair who will exercise the discretion as to whether to allow such questioning.

#### **Responsible Authorities case**

17. Each responsible authority must fully outline the nature of their representation and address the licensing objectives, and then may call witnesses if desired.
18. Where the applicant or an interested party seeks to cross-examine the responsible authority or any of their witnesses, he / she must seek the permission of the Chair who will exercise the discretion as to whether to allow such questioning.

#### **Interested parties case**

19. Each interested party must fully outline the nature of their representation and address the licensing objectives, and then may call witnesses if desired.

20. Where there are a number of interested parties and the nature of the representations are similar, such parties may decide to appoint a spokesperson to represent the group.
21. Where a person is representing an interested party, the representative will be required to state the full name and address of the interested party.
22. Where the applicant or responsible authority seeks to cross-examine the interested party or any of their witnesses, he / she must seek the permission of the Chair who will exercise the discretion as to whether to allow such questioning.

### **Closing submissions**

23. All parties will then be given the opportunity briefly to summarise their key points. The order shall be:-
  - Applicant
  - Responsible authorities
  - Interested parties
24. Interested parties may choose to appoint a spokesperson to briefly summarise the key points.

### **Determinations**

25. At the end of a hearing, the Chair will announce that the hearing is adjourned while the Sub-Committee retires to deliberate in private.
26. The Sub-Committee must make its determination at the conclusion of the hearing in the following cases:
  - application for a variation and conversion of an “existing licence” (“existing licence” defined at paragraph 1 of Schedule 8);
  - application for variation and conversion of an existing club premises certificate;
  - counter notice following police objection to temporary event notice;
  - review of a premises licence following closure order;
  - determination of application for conversion of existing licence;
  - determination of application for conversion of existing club premises certificate;
  - determination of application by holder of a justices’ licence for grant of a personal licence.

27. In other cases (not mentioned in paragraph 26), excluding where a hearing has been dispensed with, the Sub-Committee must make its determination within the period of five working days beginning with the day or the last day on which the hearing was held.
28. A written decision outlining the reasons for the decision will be sent to the parties forthwith on making its determinations.

**Closed hearing**

29. The hearing shall take place in public. However, the Sub-Committee may exclude the public from all or part of a hearing where it considers that the public interest in so doing outweighs the public interest in the hearing, or that part of the hearing, taking place in public.

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## **Minutes of a meeting of the Licensing & Gambling Acts Casework Sub- Committee on Monday 30 June 2025**



### **Committee members present:**

Councillor Miles

Councillor Rehman

Councillor Ottino

### **Officers present for all or part of the meeting:**

Uswah Khan, Committee and Member Services Officer

Alison Daly, Legal Advisor

John Ali, Licensing Compliance Officer

Emma Thompson, Senior Licensing Compliance Officer

### **61. Election of Chair for the hearings**

Councillor Ottino proposed Councillor Miles as Chair for the meeting; Councillor Rehman seconded.

Councillor Miles was elected as Chair for the duration of the meeting.

### **62. Apologies for Absence**

None.

### **63. Declarations of Interest**

None.

### **64. Procedure for the hearing**

The Sub-Committee noted the relevant procedure for the hearing.

## **65. Application for a new Premises Licence – Love Jericho, 30 Walton Street, Oxford, OX2 6AA**

*Bill Donne (Applicant), Elvis Laci and Gledian Bushi joined the meeting.*

The Chair welcomed all attendees. The Sub-Committee and officers introduced themselves.

The Chair outlined the procedure for the hearing.

The Senior Licensing Compliance Officer presented the report, noting the requirement for members to determine an application submitted by Jericho Hospitality Ltd for a New Premises Licence in respect of Love Jericho, 30 Walton Street, Oxford, OX2 6AA

The Senior Licensing Compliance Officer summarised the report, stating that applicant applied for the following:

- Retail Sale of Alcohol (on and off sales), Recorded Music (indoors only): Sunday to Saturday: 10:00 hours to 02:00 hours
- Late Night Refreshment (indoors only): Sunday to Saturday: 23:00 hours to 02:00 hours
- Live Music (indoors only): Sunday to Saturday: 10:00 hours to 01:00 hours

The Sub Committee were informed that the application sought to replace the existing license with the three aims:

- To extend the terminal hour for licensable activities by one hour until 02:00 hours each day
- To adopt new conditions that are robust and meet today's expected standards of operation
- To retrospectively amend the layout of the floor plans lodged with the Licensing Authority

The Sub-Committee understood that a copy of the application could be found in appendix one, with details of both the application and the steps that the applicant intended to take to promote licensing objectives.

The Senior Licensing Compliance Officer explained that there were no representations received by Responsible Authorities, and the applicant had agreed conditions with Thames Valley Police (TVP). The Sub-Committee were informed that during the consultation period, TVP liaised with the applicant to request amendments to the operating schedule to ensure that the licensing objectives were to be upheld. A number of conditions were amended and agreed upon, as found in appendix three of the report.

The Senior Licensing Compliance Officer further added that they had received representation from 12 Interested Parties which can be found in appendix four. Additionally, they received representation from 9 Interested Parties in support of the application which can be found in appendix five.

A map detailing the applicant's premises and the surrounding area, including its proximity to residential areas was enclosed in appendix six.

The Sub-Committee were 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 1998 (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.

The Sub-Committee were also reminded that they must make one of the following decisions which they consider to be appropriate for the promotion of the licensing objectives:

- To grant the variation in accordance with the application.
- To modify the conditions of the operating schedule by altering or omitting or adding to them.
- To exclude or restrict a licensable activity from the scope of the licence
- 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.

The Chair welcomed the Panel to ask questions.

Councillor Ottino asked about the layout, and the Senior Licensing Compliance Officer confirmed that the plans provided were internal layouts. Mr Donne added that the plans reflected what had been applied for and noted that an existing license was already in place. A minor variation application had been submitted two weeks prior to amend the floor layout. That consultation period had concluded, and they were hoping the licensing authority would approve the changes, as they had no impact on fire escapes.

A resident enquired whether the doors should remain closed at all times. The Senior Licensing Compliance Officer confirmed that doors should be kept closed when regulated entertainment, such as a DJ or live band were taking place. This did not apply to background music as that music was not considered regulated entertainment.

The Chair invited the applicant to present to the Sub-Committee.

Mr Donne presented an application on behalf of Jericho Unlimited for a not tied to commercial obligations due to new premises license. Although an existing license was in place, authorising activities until 1am, and 2am on Sundays preceding bank holidays, the intention was to surrender the old license if the new one were granted.

The original application included the provision of live and recorded music, late night refreshment and the sale of alcohol. Live music was proposed until 2am. However, due to objections and resident concerns, the application was amended verbally as follows:

- Live music was removed as a licensable activity, meaning it would only be permitted under the Live Music Act until 11pm.
- Recorded music and alcohol sales to end at 2am on Thursday, Friday and Saturday nights, with the venue closing at 1am from Sunday to Wednesday, thus reducing the originally proposed hours.

Mr Donne confirmed that the applicant consulted with TVP prior to submitting the application. TVP had provided a set of conditions during that consultation. These were incorporated into the application and were considered more comprehensive, enforceable and robust than those under the existing license, raising the overall standard. The only point of disagreement with TVP was around radio coverage and Pub Watch membership. Mr Donne stated that Pub Watch should be a voluntary scheme but was in fact a legal entity and as such membership of it gave rise to legal liability with potential legal implications arising if someone were barred. He noted that TVP did not submit a formal objection, nor did any other responsible authorities. Additionally, no objection had been received directly from residents regarding the bar. Mr Donne also suggested that many residents lived at a distance and may not be significantly affected by the premises operation. Mr Donne referenced Section 1a of the statutory guidance, stating that the committee should give weight to the views of enforcement authorities, who had not raised any issues.

Mr Donne emphasised that the applicants had taken residential concerns seriously and made substantial changes to the application, including removing live music and reducing operational hours to address those issues.

The Chair invited questions from the Sub-Committee.

Councillor Ottino asked the applicant about the need for off-sales until 2am. The applicant explained that the licence covered both on and off-sales and that all sales would be in sealed containers. They noted that until March, off-sales were automatically included in most license with on-sales.

Councillor Ottino also asked what the last admission time to the venue would be. The applicant said it would be 15 minutes before bar closing. When further asked if this could be earlier, the applicant maintained that 15 minutes was appropriate, as customers would have 30 minutes to finish their drinks.

Councillor Rehman expressed concern about the terrace being open until 1am, noting it wouldn't make a difference to residents if it remained open that late. He added that if the venue stayed open till 2am, there should be supervisors present at the time. The applicant confirmed there would be supervision on Fridays and Saturdays and agreed that the same would apply to Thursdays if they opened that late.

The Chair asked about participation in the Night Watch scheme. The applicant confirmed that it would cost £450 per year but noted that radio coverage didn't reach the venue. They were informed by a police officer that funding might be available. The Senior Licensing Compliance Officer confirmed that the system didn't cover Walton Street. The applicant commented that while Pub Watch was a good system, participation raised questions about legal liability.

Regarding staff training, the Chair asked if staff were trained. The applicant confirmed that they would implement the Ask Angela initiative and provide staff management training. If the license were granted, notices would be displayed on the back of toilet



doors. The Chair further asked about handling complaints, to which the applicant responded that there was no current system for residents to contact the premises directly but agreed to add a condition for a dedicated hotline managed by the duty manager.

The Legal Advisor asked the Senior Licensing Compliance Officer about the closing times of the nearby venues. The Senior Licensing Compliance Officer provided this information in relation to Raouls Bar, Oxford Wine Café, the Duke of Cambridge and Angels.

The Chair invited the Interested Parties to present.

Tinka Marquardt, a local resident, spoke against the application on behalf of her neighbourhood. She objected on the grounds of four key licensing objectives: the prevention of crime and disorder, the promotion of public safety, the prevention of public nuisance and the protection of children from harm.

Ms Marquardt expressed that the current operating hours of the premises had already led to recurring incidents of public disorder and criminal activity. She listed issues such as excessive noise, public vomiting and urination, overturned bins and rubbish in front gardens. Regarding public safety, she raised concerns about catcalling towards residents, particularly women, and the presence of broken glass posing a hazard to pedestrians and cyclists. Ms Marquardt stressed that extending the operating hours would only worsen the existing problems and make the area increasingly unpleasant and intolerable for residents.

Another resident noted that Walton Street was narrow, making it difficult to manage crowds. She highlighted the challenge of asking people to leave her garden and added that noise from shouting, especially during warm nights, made it impossible to sleep with windows open.

Councillor Pressel addressed the Sub-Committee, stating that Walton Street was a quiet residential street, not a high street, and noted that students living opposite the bar were often disturbed. She warned that later opening hours would attract more intoxicated individuals and set a precedent for other venues to follow. Councillor Pressel also observed that the balcony doors at the premises were never closed, contributing to noise issues, particularly at 2am on Thursday when children had school the next day.

In support of the application, a customer of Love Jericho stated that most of the noise at closing time came from other venues further down the street. She argued that with multiple venues closing at once, foot traffic was inevitable. She added that Oxford had few remaining nightlife venues, and that Love Jericho attracted a respectful, younger crowd with signage asking people to be mindful of neighbours. She also noted that the venue did not operate at all times, especially in colder months.

Another supporter, who lived on Clarendon Street, acknowledged the noise from crowds but stated that the clientele at Love Jericho were pleasant, and he had never witnessed any altercations. He said he believed the noise was due to people (possibly students and other groups) living further up in Jericho returning from late night out in the city centre and could not be attributed only to the venue itself. He appreciated having a local venue to attend, as many people preferred not to travel into the city centre.

The Chair welcomed final questions.

Councillor Rehman inquired about the venue's capacity. The applicant confirmed a fire risk capacity of 120 and a comfort capacity of approximately 95. The venue typically reached capacity on Fridays and Saturdays, while weekday attendance was significantly lower.

The Chair invited the Senior Licensing Compliance Officer, the Applicant and any Interested Parties to make any final comments

The Senior Licensing Compliance Officer clarified once individuals leave a premises, their behaviour becomes their own responsibility, not the venues. She advised that incidents involving university students should be directly reported to the relevant institutions. She also noted the importance of considering staggering closed times, across different venues may aid in customer dispersal which should be taken into account.

Mr Donne summarised by acknowledging the concerns raised by local residents. However, he stated that there was limited evidence to prove that the issues described were directly caused by customers of Love Jericho. He pointed out that TVP had raised no objections and that, since the current management had taken over there had been no recorded complaints. He requested a one-hour extension to the venues operating hours from Thursday to Saturday and indicated a willingness to negotiate on the last entry time if necessary. He also referred to an agreed dispersal policy condition, designed to ensure orderly customer departure and minimise nuisance. Mr Donne emphasised that the venues operators were experienced and respected by the local police.

Interested Parties reiterated their concern about the precedent that might be set if the application were approved, even if judged on a case-by-case basis. They also noted that like the operators, the residents were also respected individuals but lacked the time and financial resources to formally represent themselves.

*Mr Donne, Mr Bushi, Mr Laci, the Senior Licensing Compliance Officer, the Licensing Compliance Officer and all Interested Parties left the meeting to allow the Sub-Committee to reach a decision.*

The Sub-Committee debated and considered:

- That they acknowledged there were no objections from responsible authorities.
- That three residents attended to voice their objections and raising their concern that approval could set a precedent for future late-night applications, impacting residential amenity.
- However, two supporters had noted that the area is already generally noisy, and it is difficult to attribute specific complaints to the venue.
- That residents had requested no Thursday extension of hours due to nearby schools operating on Friday.

- That there was concern about the balcony and that the doors to it were habitually open and noise from inside the venue leaked out.
- However, that there had been no direct noise complaints associated with the use of the balcony which was a relatively small area.
- That antisocial behaviour was acknowledged in the area, but had not been directly attributed to the venue.

*Mr Donne, Mr Bushi, Mr Laci, the Senior Licensing Compliance Officer, the Licensing Compliance Officer rejoined the meeting to hear the Sub-Committee's decision.*

**The Sub-Committee resolved to:**

- **Grant** the application with some modifications, including terminal hours of 1am on Thursday and 2am on Fridays and Saturdays. Last entry was permitted one hour before closing on all nights. Conditions attached to the license include the incorporation of all the Thames Valley Police required conditions, the provision of a hotline phone number for resident groups to report complaints, the implementation of the Ask Angela scheme with appropriate staff training, and activation of the Night Safe radio system once a signal is established. Additionally, the provision for live music was removed from the application.

The Chair notified the applicant that they have 21 days to appeal the decision made during the hearing, via the Magistrates Court, from the date of receiving the decision notice.

*Mr Donne, Mr Bushi, Mr Laci, and all Interested Parties thanked the Sub-Committee left the meeting.*

## **66. Application for a New Premises Licence – Khalifa Super Store, 122 Cowley Road, Oxford, OX4 1JE**

*Mohammed Ali (Applicant) and Russel Sharland (Trading Standard Responsible Authority) joined the meeting.*

The Chair welcomed all attendees. The Sub-Committee and officers introduced themselves.

The Chair outlined the procedure for the hearing.

The Senior Licensing Compliance Officer presented the report, noting the requirement for the Sub-Committee to determine an application submitted by Khalifa Super Store Ltd for a New Premises Licence in respect of Khalifa Super Store, 122 Cowley Road, Oxford, OX4 1JE

The Senior Licensing Compliance Officer summarised the report, stating that applicant applied for the following:

- Late Night Refreshment: Sunday to Saturday: 23:00 hours to 03:00 hour

The Sub-Committee understood that a copy of the application could be found in appendix one, with details of both the application and the steps that the applicant intended to take to promote licensing objectives.

The Senior Licensing Compliance Officer explained that during the consultation period, Thames Valley Police (TVP) liaised with the Applicant due to concerns with the terminal hour and shortcomings within the Applicant's operating schedule. TVP and the Applicant agreed on additional conditions to be added to any licence granted and a reduction of hours for licensable activities. The hours were amended to:

- Late Night Refreshment: Sunday to Saturday: 23:00 hours to 01:00 hours

A copy of the correspondence between TVP and the applicant, which included confirmation and agreement of the amended hours and additional conditions, could be found at appendix two.

A valid representation had been received from a Responsible Authority, Trading Standards, due to concerns in relation to the licensing objectives; crime and disorder and protection of children from harm, as detailed in the table below. A copy of the representation could be found at appendix three.

A map detailing the applicant's premises, and the surrounding area was enclosed in appendix four.

The Sub-Committee were reminded of its responsibilities under the Crime and Disorder Act 1998 and the Human Rights Act to consider the fair balance between the interests of the applicant and the rights of local residents, and to ensure that any decision taken is necessary and proportionate to the objectives being pursued. The Senior Licensing Compliance Officer emphasised that any decision taken must promote the licensing objectives and provided procedural advice regarding the Sub-Committee's considerations.

The Sub-Committee were also reminded that they must make one of the following decisions which they consider to be appropriate for the promotion of the licensing objectives:

- To grant the variation in accordance with the application.
- To modify the conditions of the operating schedule by altering or omitting or adding to them.
- To exclude or restrict a licensable activity from the scope of the licence
- Reject the whole of the application

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

The Chair welcomed the Panel to ask questions; no questions were raised.

The Chair invited the Applicant to present to the Sub-Committee.

Mr Ali explained that the only objection to the application came from Trading Standards and related to a period before the new owners took place on 1 April. He clarified that he had no involvement with the products or the supermarket, and his role was limited to catering, and he was asked to apply for the license. He stated that the food section occupied 25% of the premises. Mr Ali noted that TVP had agreed to a 1am closing time instead of 3am, hence the amended application.

The Chair invited questions from the Sub-Committee.

Councillor Ottino asked about the ownership. Mr Ali stated the current owner was Mr Hussain Aziz, who was in Iraq and unable to attend due to a lack of flights. He did not know the previous owner. Mr Ali confirmed he was retired and ran a food business. Councillor Ottino further asked if the business had changed to which Mr Ali responded the shop remained 75% supermarket and 25% food.

Councillor Rehman asked if the premises were still operating the same way under new ownership. Mr Ali confirmed they were and said Mr Aziz had taken over and continued operations. When asked about his role, Mr Ali clarified he was listed as the manager only for the application, acting as an agent, not for the shop itself.

There were concerns raised about ongoing court cases and whether the premises were still attracting problematic activity. Mr Ali said he knew Mr Aziz well and confirmed the food and shop sections were now physically separated. He considered them two separate businesses.

The Chair asked when the hot food section started and whether it had a license. Mr Ali said it began when Mr Aziz took over and admitted the food section operated past 11pm without a late-night license. He stated they intended to close at 11pm until they heard from licensing officers.

When asked about who managed the food section, Mr Ali said there was no designated manager and he wasn't involved in daily operations.

The Senior Licensing Officer asked how long Mr Aziz had been away; Mr Ali said four weeks. The Licensing Officer asked that on 15 May, Mr Aziz was informed of the 1am terminal hour condition Mr Ali confirmed he was aware of the changed terminal hour. The Senior Licensing Compliance Officer stated despite being warned via letters dated 24 March and 21 April, the premises operated without a required license, making the activity technically illegal. Mr Ali said he wasn't aware of any trading beyond 23:00 hours following these visits but could be possible.

When questioned about staff documentation and management responsibility, Mr Ali said if the license was granted, conditions would be provided in writing, and it would be up to those involved to comply.

The Chair asked if Mr Aziz owned any other businesses in Oxford and Mr Ali confirmed this was the only one.

The Chair invited the Trading Standards Responsible Authority to present.

Mr Sharland explained that Trading Standards objected to the application due to evidence linking the applicant to the sale of illegal vapes and smuggled tobacco. He emphasised that although ownership had changed, Khalifa Superstore Limited remained the same legal entity. The objection was based on continued activities aligned with criminal objectives. Mr Sharland stated a criminal investigation had resulted in guilty pleas from a former director, while the case against the company itself had been adjourned due to the owner's absence from the country. The business had evaded taxes through smuggled tobacco sales, which undercut legal prices and encouraged continued smoking. Vulnerable customers were particularly affected by the availability of cheaper, illegal products.

Mr Sharland stated that on 1 May of the previous year, illegal vapes were found in the store. Staff on site refused to cooperate and hidden products were discovered behind a magnetically sealed panel smuggled polish cigarettes, nicotine pouches lacking English safety instructions, and other unsafe products were found behind the counter. These items posed serious health risks and lacked age restrictions. The individuals involved were interviewed under caution and faced prosecution. Mr Sharland noted that shortly after the store was sold, a further investigation took place on 21 January this year and staff again refused to cooperate. Officers found 161 nicotine pouches and tobacco products displayed openly and another hidden compartment was discovered, containing large amounts of cash. On 21 February and 16 March, Trading Standards conducted test purchases and illegal vapes were sold both times by the same staff member and the money went directly into the stores till. Another hidden compartment was found behind an electromagnet.

Mr Sharland summarised by stating that Khalifa Superstore claimed the sale of the business took place on 20 March, but a seizure had already occurred on 16 March. Just three business days later, a sale involving a legal document had allegedly been finalised. When the previous owner was interviewed, he claimed no sale had yet been completed and that he had never met the new buyer Mr Hussain, despite records showing they exchanged a signed agreement. Mr Sharland stated that a license is a privilege, not a right and Khalifa Superstore Limited should not be granted one.

The Chair asked whether the current owner was the sole owner and the Mr Sharland confirmed this was the case. When asked how authorities would be notified of the owners return to the UK, it was confirmed that legal teams would communicate directly.

The Chair invited the Senior Licensing Compliance Officer, the Applicant and Trading Standards Responsible Authority to make any final comments

Mr Ali stated that he had advised the owners to keep proper documentation but noted that they preferred informal agreements. When asked about the ownership of the premises, he said the land had two different landlords. He admitted he had initially thought the application was straightforward, but it had escalated into a matter involving criminal activity.



Mr Sharland concluded by reiterating that holding a license is a privilege, and that Khalifa Superstore Limited should not be granted that privilege.

*Mr Ali, Mr Sharland, the Senior Licensing Compliance Officer and the Licensing Compliance Officer left the meeting to allow the Sub-Committee to reach a decision.*

The Sub-Committee deliberated and considered:

- The likelihood of criminality at the premises as presented by Trading Standards and although the sub-committee had no powers to judge the criminality (this would be for the Courts) they had a duty to ensure the licensing objectives were promoted and upheld.
- That it is for the sub-committee to determine whether the alleged crimes affected the promotion of prevention of crime and disorder.
- That Mr Ali was somewhat removed from the running of the business and that the sub-committee were not persuaded that the licence objectives would be upheld by the new owners of the premises who had not attended.

*Mr Ali, Mr Sharland, the Senior Licensing Compliance Officer and the Licensing Compliance Officer rejoined the meeting to hear the Sub-Committee's decision.*

The Sub-Committee resolved to:

- **Refuse** the application. The Panel had no confidence that Khalifa Superstores would uphold the licensing objectives. Due to ongoing criminal proceedings, the Panel placed significant weight on the objection from the Trading Standards, and they were not persuaded by representations from Mr Ali that Khalifa Superstore would uphold the licensing objectives. The Panel reiterated that holding a license is a privilege, not a right.

The Chair notified the Applicant that they would have 21 days to appeal the decision made during the hearing via the Magistrates Court from the date of receiving the decision notice.

*Mr Ali and Mr Sharland thanked the Sub-Committee and left the meeting.*

## **67. Minutes**

The Sub-Committee approved the minutes of the meetings held on 31 March 2025, 12 May 2025, 19 May 2025 and 4 June 2025 as true and accurate records.

## **68. Dates of Future Meetings**

The Sub-Committee noted the dates of the future meetings.

**The meeting started at 6.12pm and ended at 9.15pm.**

**Chair .....**

**Date: Thursday 3 July 2025**

*When decisions take effect:*

*Cabinet: after the call-in and review period has expired*

*Planning Committees: after the call-in and review period has expired and the formal  
decision notice is issued*

*All other committees: immediately.*

*Details are in the Council's Constitution.*



# **Minutes of a meeting of the Licensing & Gambling Acts Casework Sub- Committee on Thursday 3 July 2025**

## **Committee members present:**

Councillor Miles

Councillor Ottino

Councillor Rawle

## **Officers present for all or part of the meeting:**

Uswah Khan, Committee and Member Services Officer

Alison Daly, Team Leader Lawyer

Katie Thorp, Senior Licensing Compliance Officer

Tanaka Merralls, Trainee Solicitor

## **Also present:**

Alex Bloomfield, Licensing Officer (Thames Valley Police)

## **69. Election of Chair for the hearings**

Councillor Ottino proposed Councillor Miles as Chair for the meeting; Councillor Rawle seconded.

Councillor Miles was elected as Chair for the duration of the meeting.

## **70. Apologies for absence**

None.

## **71. Declarations of Interest**

None.

## **72. Procedure for the hearing**

The Sub-Committee noted the relevant procedure for the hearing.

The Sub-Committee resolved that under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the remaining items of business on the grounds that their presence would involve the likely disclosure of exempt information as described in Paragraph 3 of Part 1 of Schedule 12A of the Act.

**73. Review of Premises Licence - Park Stores / Turna's Local, 16 Florence Park Road, Oxford, OX4 3PH**

The Licensing & Gambling Acts Sub-Committee resolved to **revoke** the application.

**The meeting started at 6pm and ended at 7.43pm.**

**Chair .....**

**Date: Wednesday 6 August 2025**

*When decisions take effect:  
Cabinet: after the call-in and review period has expired  
Planning Committees: after the call-in and review period has expired and the formal decision notice is issued  
All other committees: immediately.  
Details are in the Council's Constitution.*

# **Minutes of a meeting of the Licensing & Gambling Acts Casework Sub- Committee on Wednesday 6 August 2025**

## **Committee members present:**

Councillor Ottino

Councillor Jupp

Councillor Yeatman

## **Officers present for all or part of the meeting:**

Uswah Khan, Committee and Member Services Officer

Alison Daly, Team Leader Lawyer

Katie Thorp, Senior Licensing Compliance Officer

Tanaka Merralls, Trainee Solicitor

John Ali, Licensing Compliance Officer

## **74. Election of Chair for the hearings**

Councillor Ottino proposed Councillor Jupp as Chair for the meeting; Councillor Yeatman seconded.

Councillor Jupp was elected as Chair for the duration of the meeting.

## **75. Apologies for absence**

None.

## **76. Declarations of Interest**

None.

## **77. Procedure for the hearing**

The Sub-Committee noted the relevant procedure for the hearing.

## **78. Application for a New Premises Licence – NOVOCO UK Ltd, Cutteslowe Park and Sunnymead Park, Oxford, OX2 8NP**

Mr Crew and Mr McNeill joined the meeting.

The Chair welcomed all attendees. The Sub-Committee and officers introduced themselves.

The Chair outlined the procedure for the hearing.

The Supervising Senior Licensing Officer presented the report, noting the requirement for members to determine an application submitted by NOVOCO UK Ltd for a New Premises Licence in respect of Cutteslowe Park and Sunnymead Park, Oxford, OX2 8NP. The Supervising Senior Licensing Officer summarised the report, stating that applicant applied for a one, three-day event called Campfire Country, Beatmasters and We Love It Festival, every year with the proposed dates for 2025 of 22 to 24 August 2025, with the following licensable activities:

- Sale of Alcohol (on sales only), Live Music, Recorded Music, Performance of Dance, Entertainment Similar to Music or Dance: Friday to Sunday 12:00 hours to 22:00 hours each day.

The Sub-Committee understood that a copy of the application could be found in appendix one, with details of both the application and the steps that the applicant intended to take to promote licensing objectives.

The Supervising Senior Licensing Officer explained that there were no representations received from Responsible Authorities, and the applicant had agreed conditions with Thames Valley Police (TVP). A copy of the agreed conditions with TVP were found in appendix two of the report. The Supervising Senior Licensing Officer further added that they had received 4 representations from Interested Parties which can be found in appendix three. A map detailing the applicant's premises and the surrounding area was enclosed in appendix four.

The Sub-Committee were 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 1998 (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.

Members were also 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, and only issues relation to the four licensing objectives should be considered and appropriate weight given to the importance and relevance of each representation.

The Chair welcomed the Panel to ask questions.

Councillor Jupp asked if there's a specific timeframe for agreement on the dates of the future events, to which the Supervising Senior Licensing Officer clarified that it should be no later than three months before the event as an agreed condition with TVP.

The Chair invited the applicant to present to the Sub-Committee.

Mr McNeill presented a new premises license application on behalf of Novoco UK Ltd, stating that they had successfully hosted four previous events (Edinburgh, Swansea, Hull and Norwich) without any issues. Friday is a Country event with tribute acts and originals acts, Saturday is a dance led event which is 18+ event, and Sunday is a family tribute festival. Mr Crew addressed concerns about noise, explaining that the stage would be situated away from residential properties, with a residential letter and hotline provided to mitigate issues. Additionally, cones would be placed to prevent obstructing access to nearby residents driveways, and the event would promote park-and-ride to ease traffic congestion.

The Chair invited questions from the Sub-Committee.

Councillor Ottino raised a question about the timing of alcohol sales, asking if there was enough time between the last performance and alcohol service. Mr Crew confirmed that alcohol sales would stop 30 minutes before the end of the show, with music finishing by 10pm. The bars would be closed slightly before 10pm.

The Trainee Solicitor asked if someone wanted to buy at 9.55pm, what time are you going to stop selling alcohol. Mr Crew said that they close the bars before the end of the show, usually at around 9:30pm, although there are still people at the event, they are not selling alcohol up until the event finishes.

Councillor Ottino asked about additional documentation since the application. Mr Crew confirmed they have submitted all necessary documents, and depending on the meetings outcome, a pre-briefing meeting had been arranged.

Councillor Jupp pointed out two inconsistencies in policies regarding event closures and asked how the event times were decided, specifically LH 7 which states you are not allowed to let anyone in one hour before the end of the licensable activities, and LH 5 which states you should cease all licensable activities no later than 30 minutes before the closure of the event. Mr Crew explained that their nationwide events typically ran until 10pm to allow the public to enjoy the event and to minimise disruption to local residents, with public transport available.

Councillor Ottino asked about the traffic management plan, particularly concerning the resident concerns about blocked roads. Mr Crew assured that no parking would be allowed near residencies, with pre-event warnings, signage and security staff guiding attendees.

Councillor Jupp asked if they had been invited back for any future events in the previous locations to which Mr Crew responded that the events team at the site had invited them, with provisional dates set for next year.

Councillor Ottino asked about staff training policies. Mr Crew responded that the security company provide in-house staff training, and the medical team also collaborates. They also conduct risk briefing sessions before each event.

Councillor Jupp inquired about policies for removing people from the event. Mr Crew explained that individuals who needed to be removed would be safely escorted home by taxi or a friend, emphasising the duty of care provided.

Councillor Ottino asked where staff parking and camping would be, and Mr Crew said the staff area would be behind the stage, with a small number of staff camping in the back-of-house area.

Councillor Jupp asked about ticket sales. Mr McNeill responded that for Friday, 2500 tickets had been sold, with 700 for Saturday and 650 for Sunday.

Councillor Yeatman asked about the concerns from residents relating to the park and car park. Mr Crew explained that vehicles would only access the site via Harbour Road, with security monitoring the traffic, there would be clear signage, and event vehicles would only be allowed to park on tarmac. They also planned to use hazard lights on vehicles and keep speed to 5mph.

Regarding lighting, Councillor Yeatman raised concerns about darkness. Mr Crew clarified that additional tower lights would be installed along walking routes, but these would be switched off by 11pm.

Councillor Ottino asked about managing the bridge exit, especially near the pond. Mr Crew confirmed that security staff would be stationed to guide people and discourage them from using alternate routes. Extra security would be on-site near the pond.

Councillor Jupp sought clarification around dancing activities. Mr Crew explained that Friday would feature line dancing and Saturday would include performances like fire dancers.

The Legal Advisor inquired about whether they would be putting on their own transport service, asking if buses would be used. The applicant stated that they don't plan to, as there is plenty of public transport that service the area. She also suggested considering more security staff due to the multiple exits, to which Mr Crew assured there would be one security staff member for every 100 attendees, with security staff positioned in the car parking, walking routes and near the pond. Since the event is expecting around 2500 people, a total of 25 security staff will be on site.

Councillor Jupp raised the issue of crowd noise and Mr Crew stated by the end of the event on Saturday, around 25% of attendees would remain, which would help stagger departures and reduce noise impact.

Councillor Ottino asked if the applicant had contacted bus services about the increased foot traffic. The applicant confirmed this would be followed up after the meeting.

The Supervising Senior Licensing Officer asked how quickly the site would be cleared after the event. Mr Crew confirmed the site would be cleared within 15 minutes.

Councillor Yeatman asked when the food service would stop. Mr Crew estimated that the main cleanup would be completed by Monday at 4pm, with continuous maintenance during the event and infrastructure removed by then.

Councillor Jupp asked about the staff involved in the cleanup process. Mr Crew confirmed that litter pickers and cleaning staff would take about 20 minutes to clear the area.

Councillor Ottino inquired why the applicant had applied for this license. Mr Crew responded that they had hoped to make the event a success and eventually invest in the area, with a focus on creating a positive, long-term relationship with the community.

Councillor Jupp asked about entry times and when tickets would be scanned. Mr Crew responded that they expected to finish entry for Friday by 7pm, Saturday by 5pm and Sunday by 3pm.

The Legal Advisor asked who the final decision-maker was. Mr Crew responded that decisions regarding security, medical services and health and safety were made by various staff, including the security and medical teams. The Legal Advisor further inquired about a commitment to repairing any damage to the site, to which the applicant

confirmed that the park team would handle any repairs, and they would address issues as needed.

The Chair invited the Supervising Senior Licensing Officer and the Applicant to make any final comments.

The Supervising Senior Licensing Officer said the Sub-Committee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

- Grant the licence in accordance with the application.
- Modify the conditions of the operating schedule by altering or omitting or adding to them.
- Exclude or restrict from the scope of the licence any of the licensable activities to which the application relates.
- 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.

*Mr Crew, Mr McNeill, the Supervising Senior Licensing Officer and the Licensing Compliance Officer left the meeting to allow the Sub-Committee to reach a decision.*

The Sub-Committee debated and considered:

- Acknowledging concerns from the residents.
- That licensable activities must stop at 10pm, which conflicted with the current policy LH 5.
- A dynamic risk assessment was needed for ticket sales, stewarding the exit and staff numbers.
- More stewards would be required on the exit and residential road due to residents' concerns.
- Extra staff would be on the road for Friday and Saturday during the final hour.
- Giving significant weight to the agreed conditions with TVP.

*Mr Crew, Mr McNeill, the Supervising Senior Licensing Officer and the Licensing Compliance Officer rejoined the meeting to hear the Sub-Committee's decision.*

The Sub-Committee resolved to:

- **Grant** the licensable activities subject to conditions such as those set out in Licensing Policy LH5 – The Authority considers that licensable activities should normally cease not later than 30 minutes before final closure of the premises.
- Where alcohol sales must cease by 9:30pm, with other licensable activities continuing till 10pm as applied for.

- Only one stage, facing away from the residential area would be permitted.
- Conditions from TVP were agreed upon.
- A security staff ratio of 1:100 would be maintained at all times.
- A continuous risk assessment would be conducted to reallocate staff to areas where disturbances were likely to occur.

The Chair notified the applicant that they have 21 days to appeal the decision made during the hearing, via the Magistrates Court, from the date of receiving the decision notice.

*Mr Crew and Mr McNeil thanked the Sub-Committee and left the meeting.*

## **79. Application for a variation to a Premises Licence – Heat Afro Lounge, 282 Cowley Road, Oxford, OX4 1UR**

Mr Mohammed Halilu, Samuel A Akinyemi, Mr Ken Adhere Rawlings and Mr Ebrima Jabbi joined the meeting.

The Chair welcomed all attendees. The Sub-Committee and officers introduced themselves. The Chair outlined the procedure for the hearing.

The Licensing Compliance Officer presented the report, noting the requirement for members to determine an application submitted by Heat Afro Lounge for a variation of a Premises License application in respect of 282 Cowley Road, Oxford, OX4 1UR.

The Licensing Compliance Officer summarised the report, stating that the applicant applied for the following:

### **Sale of Alcohol (On Sales Only)**

- Current Hours: Sunday to Saturday 12:00 to 00:00 hours
- Proposed Hours: Monday to Wednesday 12:30 to 00:30 hours and Thursday to Sunday 12:30 to 01:30 hours

### **Late Night Refreshment (Indoors Only)**

- Current Hours: Sunday to Saturday 23:00 to 00:00 hours
- Proposed Hours: Monday to Wednesday 23:00 to 00:30 hours Thursday to Sunday 23:00 to 01:30 hours

### **Recorded Music (Indoors Only)**

- Current Hours: Sunday to Saturday 09:00 to 00:00 hours
- Proposed Hours: Monday to Wednesday 23:00 to 00:30 hours Thursday to Sunday 23:00 to 01:30 hours

### **Live Music (Indoors Only)**



- New Activity Proposed: Monday to Wednesday 23:00 to 00:30 hours and Thursday to Sunday 23:00 to 01:30 hours

### **Opening Hours**

- New proposed hours (not previously specified): Monday to Wednesday 12:30 to 01:00 hours Thursday to Sunday 12:30 to 02:00 hours

The Sub-Committee understood that a copy of the application could be found in appendix one, with details of both the application and the steps that the applicant intended to take to promote licensing objectives. The Licensing Compliance Officer stated that these measures would become enforceable conditions attached to the licence should the variation be granted.

The existing premises licence was attached to the report at appendix two.

The Licensing Compliance Officer explained that there were no representations received by Responsible Authorities and 1 representation from an Interested Party which can be found in appendix three.

A map detailing the applicant's premises and the surrounding area was enclosed in appendix four.

The Sub-Committee were 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 1998 (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.

Members were also 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, and only issues relation to the four licensing objectives should be considered and appropriate weight given to the importance and relevance of each representation.

The Sub-Committee were also reminded that they must make one of the following decisions which they consider to be appropriate for the promotion of the licensing objectives:

- To grant the variation in accordance with the application.
- To modify the conditions of the operating schedule by altering or omitting or adding to them.
- To exclude or restrict a licensable activity from the scope of the licence
- 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.

The Chair invited the applicant to present to the Sub-Committee.

Mr Akinyemi presented a variation application on behalf of Heat Afro Lounge for a variation to the existing premises license. He explained that he lived near the premises and never experienced any noise which disturbed his sleep. He stated that when the doors were closed, no sound could be heard from outside. Mr Halilu added that regarding the objection, he had offered to meet with the objector and considered additional soundproofing measures, but the objector declined and not agree to meet.

The Chair invited questions from the Sub-Committee.

Councillor Ottino asked whether the noise was monitored. Mr Halilu responded that they used an app to monitor noise and were willing to add this as a license condition.

Councillor Jupp inquired about the reason for the proposed extension of hours. Mr Halilu explained that the premises was the only African restaurant in the area, catering mainly to African clientele, who typically dined later due to cultural norms.

Councillor Jupp referred to the objector's description of loud bass music at night to which Mr Halilu denied.

Councillor Jupp raised further concern with previous noise complaints, but Mr Halilu responded that there had been none from the public.

Councillor Jupp asked about door closure, and Mr Halilu confirmed that doors were closed in the evening with a cut off time of 9pm. When asked how much noise could be heard outside when doors were shut, Mr Halilu said very little.

Councillor Jupp asked what type of music was played, and Mr Halilu responded it was Afrobeat.

Councillor Jupp asked the Licensing team whether any complaints had been received or whether there was any reason to believe the existing license was not being upheld. The Supervising Senior Licensing Officer confirmed that no complaints had been received by the Licensing department since Heat Afro Lounge took over the premises.

Councillor Ottino raised concern around nearby houses and the impact of extended hours on Thursdays and Sundays. Mr Halilu explained that on Thursdays, the African Caribbean University Society held events, expecting around 100 attendees.

Councillor Jupp questioned how public nuisance would be mitigated, and Mr Halilu stated they hired additional security. When asked how often security dealt with problem customers, the head doorman Mr Jabbi, explained that most of the clientele were working adults arriving after 10pm. He added that in the event of the DJ playing music too loud, he would ask them to turn it down. The Trainee Solicitor asked whether they received alerts from the noise monitoring app and Mr Halilu responded that they did.

The Trainee Solicitor further asked whether doors would remain closed at 9pm if the license was extended and they reaffirmed this.

Councillor Jupp asked whether IDs were checked at University events, and Mr Halilu confirmed that they were, with under 18s being asked to leave after 9pm.

Councillor Jupp further asked whether people tended to be noisy when leaving late at night. Mr Halilu responded that they had a crowd dispersal policy. He explained that the policy involved notifying customers 30 minutes before closing, staff training and his own participation with security to manage safe and quiet exits.

Councillor Ottino asked whether customers typically left before or after midnight and Mr Halilu responded that the premises was usually empty by 12:30am.

The Legal Advisor asked whether the applicant could assure the Sub-Committee that the venue was food-based. Mr Halilu affirmed that food was a significant part of the culture and the venue.

Councillor Yeatman asked whether further installations had been considered to address noise concerns, and Mr Halilu stated that they had soundproof doors.

Councillor Jupp asked whether there was audio in the garden and Mr Halilu responded there was a small speaker and that the garden had a roof that lifted.

Councillor Ottino asked about smoking arrangements. Mr Halilu explained that smoking was not allowed inside, but at the back when the roof was open it was accommodated.

The Supervising Senior Licensing Officer clarified that the garden area would still be classified as outdoor due to the openable roof.

The Chair invited the Licensing Compliance Officer, the Applicant and the Interested Party to make any final comments.

The Licensing Compliance Officer said in making its decision, members are reminded to 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.

Mr Akinyemi and Mr Halilu had no further comments.

*Mr Halilu, Mr Akinyemi, Mr Rawlings, Mr Ebrima Jabbi, the Supervising Senior Licensing Officer, and the Licensing Compliance Officer left the meeting to allow the Sub-Committee to reach a decision.*

**The Sub-Committee debated and considered:**

- That the garden was classified as an outdoor space.
- That the proposed operating hours were acceptable.
- That a specific maximum decibel level must be agreed with Environmental Health, subject to adjustment should noise complaints be received.
- That all the external facing doors should remain closed during operational hours to minimise noise disturbance.

*Mr Halilu, Mr Akinyemi, Mr Rawlings, Mr Ebrima Jabbi, the Supervising Senior Licensing Officer, and the Licensing Compliance Officer rejoined the meeting to hear the Sub-Committee's decision.*

**The Sub-Committee resolved to:**

- **Grant** the application, subject to conditions such as the previous application of existing licensing conditions.
- the presence of a minimum of two licensed door supervisors on site from 10pm every evening.
- the requirement that all external-facing doors remain closed from 9pm onwards. Given the complaints and objections received
- the Sub-Committee emphasised the legal obligation that alcohol must only be served to people who are consuming food on the premises.
- Furthermore, no music shall be permitted in the back garden, as it is considered an outdoor area.
- To further mitigate noise and potential disturbance, the Sub-Committee recommended the installation of a self-closing mechanism on all external doors.

The Chair notified the applicant that they have 21 days to appeal the decision made during the hearing, via the Magistrates Court, from the date of receiving the decision notice.

*Mr Halilu, Mr Akinyemi, Mr Rawlings, Mr Ebrima Jabbi, the Supervising Senior Licensing Officer, and the Licensing Compliance Officer thanked the Sub-Committee and left the meeting.*

**The meeting started at 6pm and ended at 9:40pm.**

**Chair .....**

**Date: Monday 15 September 2025**

*When decisions take effect:*

*Cabinet: after the call-in and review period has expired*

*Planning Committees: after the call-in and review period has expired and the formal decision notice is issued*

*All other committees: immediately.*

*Details are in the Council's Constitution.*

# **Minutes of a meeting of the Licensing & Gambling Acts Casework Sub- Committee on Monday 13 October 2025**

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## **Committee members present:**

Councillor Miles

Councillor Ottino

Councillor Rehman

## **Officers present for all or part of the meeting:**

Hannah Carmody-Brown, Committee and Member Services Officer

Alison Daly, Legal Advisor

Richard Masters, Senior Licensing Compliance Officer

John Ali, Licensing Compliance Officer

## **80. Election of Chair for the hearings**

Councillor Rehman proposed Councillor Miles as Chair; Councillor Ottino seconded.

Councillor Miles was elected as chair for the duration of this hearing.

## **81. Apologies for absence**

None.

## **82. Declarations of Interest**

None.

## **83. Procedure for the hearing**

The Sub-Committee noted the relevant procedure for the hearing.

The Chair explained the procedure for the meeting and reminded public attendees that it was recommended that their combined speaking time total to no more than approximately 20 minutes.

#### **84. Application for a New Premises Licence - Pihu Enterprises Ltd, 67 Botley Road, Oxford, OX2 0BS**

The Chair invited all attendees to introduce themselves.

The Senior Licensing Compliance Officer presented a summary of the report in relation to an application submitted by Pihu Enterprises Ltd for a new premises licence in respect of 67 Botley Road, Oxford.

The key matters for consideration included:

- The applicant's request for the sale of alcohol from 05:00 to 23:00 daily
- The conditions imposed by Thames Valley Police
- Numerous representations from local residents

Members were reminded of their duties when considering the application and of the possible decision they may take, including to:

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

Finally, the Sub-Committee understood that they may also grant the licence subject to different conditions for different parts of the premises or the different licensable activities.

The Chair thanked the Senior Licensing Compliance Officer and invited questions from the Sub-Committee.

Councillor Rehman sought to clarify that the sale of alcohol was the only licensable activity relevant to the Sub-Committee's considerations; the Senior Licensing Compliance Officer confirmed this.

The Chair queried whether the concerns from the public regarding vapes, as in the report, could be considered by the Sub-Committee. If so, it was asked what regulations would cover this and how they linked to the licensing objectives. Furthermore, the Chair also acknowledged that the public objections focused on the premises' proximity to schools and asked what weight this should be given in the Sub-Committee's deliberations. Finally, it was asked whether consideration of parking concerns was within the scope of the Sub-Committee's deliberations. The Senior Licensing Compliance Officer explained that parking cannot be considered as it does not relate to one of the licensing objectives; at this time the licensing objectives were summarised for the benefit of all attendees. Regarding vapes, the Senior Licensing Compliance

Officer also explained that currently no licence is required by law, and Trading Standards have noted that there are no restrictions on who can sell vapes or how they are displayed. The Sub-Committee were provided a summary of the progress of the Tobacco and Vapes Bill which is currently progressing through Parliament: it was noted that this could alter the requirement for licenses to sell vapes in the future, but it is not yet something which the Sub-Committee should consider. Finally, regarding proximity to schools, the Senior Licensing Compliance Officer suggested that this could connect to the licensing objective in relation to the protection of children from harm if children were encouraged to enter and attempt alcohol purchases, but location and proximity to the premises was more relevant to the licensing of Sex Establishments under the Miscellaneous Provisions Act.

The Chair asked whether antisocial behaviour and congregation of people should be considered, and if so, how much weight should be applied to this if the matter does not occur within the premises itself. The Senior Licensing Compliance Officer explained that licence holders hold responsibility for the vicinity around their premises, but not beyond this. As such, they cannot be considered as responsible for antisocial behaviour and congregation of people as they cannot entirely control it. It was however recommended that premises take steps to reduce occurrences of this where possible by using signage, for example.

The Chair invited questions from the Legal Advisor; there were none.

The Chair invited questions from the applicants; there were none.

The Chair invited the applicants to present their case. Mrs. Mansi Chowdhry and Mr. Tapan Chowdhry were in attendance to present their application to the Sub-Committee.

Mrs. Chowdhry addressed the Sub-Committee and explained that she intended to provide more information regarding the application and did not wish to force the business on the local community. She noted that whilst the application may look uninviting to residents, she hoped that the detail being provided during this meeting would reduce this. The Sub-Committee heard that the premises would be a franchise of Nisa Local and the application for this was accepted based on local demographic data. It was noted that no other small convenient stores currently exist in the area, and therefore they intend to serve the community, specifically the older populations. Mrs. Chowdhry clarified that around 80% of their sales would be grocery products, and therefore less than 20% would be from alcohol or tobacco products. In reference to the objections listed within the report relating to premises' opening hours, Mrs. Chowdhry noted that based on her research of the area, she felt that the hours would accommodate the professionals who commute, as well as local traders who work early hours. It was noted that they intend to serve these groups convenience groceries and meals.

The Chair thanked Mrs. Chowdhry and invited questions from the Sub-Committee.



Councillor Ottino asked whether Mrs. Chowdhry had read and accepted the conditions listed by Thames Valley Police in the report. This was confirmed, and the Sub-Committee were informed that the applicant had engaged in detailed dialogue with the police and agreed the conditions following this. Mrs. Chowdhry also noted that the police had observed how their other premises in Oxford operates and noted no incidents of selling alcohol to underage persons. Finally, Mrs. Chowdhry noted that they have often helped the police on other local matters and worked cooperatively with them to provide CCTV when required.

Councillor Ottino noted his understanding of their desire to open at 5AM but asked whether they would be willing to adjust the hours of their alcohol licence to later in response to the objections. Mrs. Chowdhry explained that she was not aware that the hours of the licence could vary from the premises opening hours. Therefore, she aligned these on the application form as necessary. It was noted that she would not expect alcohol to sell at this hour and emphasised that the business would not be pushing alcohol sales or relying on these; instead, they would be focusing on the sale of fresh and convenience grocery items.

Councillor Rehman asked how long they had owned the other shop, to which Mr. Chowdhry noted around three years, and Mrs. Chowdhry emphasised that he also holds 15 years of experience in consumer and market research.

Councillor Rehman, in the context of the other shop mentioned, asked how they have previously dealt with issues including behaviour of school children, for example. Mrs. Chowdhry noted that this is a national issue and explained that they train their staff to high standards, always check ID, and regularly log and decline the sale of alcohol to those underage. It was noted that children often attempt to purchase alcohol via an adult, however Mrs. Chowdhry is aware of this and is practiced at identifying the scenarios. Additionally, they are familiar and comfortable with declining sales to those already under the influence of alcohol. Mr. Chowdhry emphasised that they adhere to the correct requirements as it is not worth them risking illegal sales and jeopardising their businesses financially or ethically.

The Chair requested the name of the other business mentioned, to which Mr. Chowdhry noted *World Food and Wine* located in Templars Square. It was explained that the shop features two floors, the bottom being an off licence, and the upper floor selling world grocery products including Indian and Southeast Asian foods.

Councillor Ottino asked how the applicants intend to manage two shops simultaneously, and how often they would be present at the new shop. Mrs. Chowdhry explained that she and her husband live locally to Oxford and are very hands on with an equal approach to management between them. The Sub-Committee heard that staff are also trained by them directly, and they attend regularly to check the quality of operations.



The Chair noted the conditions from Thames Valley Police contained within the report.

The Chair invited the interested parties to present.

Councillor Muddiman noted her objection to the application in its current form and made an additional statement. The Sub-Committee heard the history of the shop at 67 Botley Road, the value it has held within the community over many years, and the likelihood of a new store opening in its place being welcomed by the community. However, Councillor Muddiman noted that the original application had raised significant concerns with residents due to the hours it listed for the sale of alcohol, tobacco, and vapes. On this basis, Councillor Muddiman explained that she met with Mr and Mrs. Chowdhry to discuss the matter and was reassured by their professionalism. As a result, she now holds fewer concerns and supports the opportunity for a local grocery shop to undercut Waitrose prices and to consider local needs. Councillor Muddiman noted the assurances she was provided that although Mr and Mrs. Chowdhry will not be present all the time, their trained staff will keep spirits and tobacco under the counter. Councillor Muddiman also welcomed the conditions set out by Thames Valley Police. However, the Sub-Committee heard her view that the long licensing hours are still inappropriate for the local area, and that there is little need to sell alcohol at such early hours of the day. It was also explained that there is a nearby temporary accommodation shelter for vulnerable women which includes recovering addicts, and other residents who are also in alcohol recovery. On this basis, Councillor Muddiman requested that the Sub-Committee consider a reduction in the licensing hours of the premises and suggested 8AM to 10.30PM instead. In concluding, Councillor Muddiman also noted the Tobacco and Vapes Bill and expressed a hope that the applicants may consider the future outcomes of this when designing how they currently display vapes.

Charlotte Smith thanked the applicants for the additional information provided during the meeting and noted that she was encouraged by their representation. The Sub-Committee heard a summary of the character of the local area, notably that it is close-knit, small, and quiet with churches, schools, and parks. Ms. Smith noted that she did not believe the area to require a new convenience store or off-licence and emphasised the excessive hours which had been applied for. She expressed more concern regarding the sale of alcohol in later hours of the day. The Sub-Committee also heard of a local issue with alcohol consumption and drug dealing in the park were informed of a specific example last summer which Ms. Smith had noted as making elderly persons and children feel unsafe. Whilst it was recognised that this would not be directly caused by a new off-licence, the presence of a place to purchase alcohol late at night could exacerbate the pre-existing issue. On this basis she asked the Sub-Committee to consider restricting the later hours of alcohol sales to support a reduction in the secondary sale of alcohol and to support management of public safety and nuisance. Ms. Smith noted the good intentions.

Councillor Pressel noted that following the information from the applicants during the meeting, she felt more reassured and commended their respectful and competent appearance presentation. She also noted that the shop could be an asset to the community and welcomed the conditions set out by Thames Valley Police. Councillor

Pressel noted that the applicants had promised not to directly display vapes and welcomed the option of also keeping spirits behind the counter. However, Councillor Pressel disputed the demographics of the area as presented earlier by applicants and noted that there is a hostel for homeless persons very locally to the premises. As such, it was observed that there are persons who may wish to purchase alcohol during early hours of the day and suggested that it would be beneficial to restrict the sale of alcohol, allowing sales only between noon to 9PM, for example. Councillor Pressel suggested that this would also reassure the many residents who held concerns regarding noise and behaviour in connection with alcohol. In concluding, Councillor Pressel welcomed the quality of training offered by the applicants to their staff but questioned how this could have already been achieved for new staff to the premises in question.

Angela Unsworth emphasised to the Sub-Committee that she does observe harm resulting from the sale of alcohol by small shops across the city and therefore commented that the hours listed in the this application were too long; she supported Councillor Pressel's suggestion of noon to 9PM. Concern that the owners are not local residents was also noted as reason for being unconvinced as to how it would be ensured that staff would adhere to procedures and orders. Finally, it was noted that an extra facility was not required given the existence of other similar shops. In summary, the Sub-Committee heard that the application is uninviting as it is likely that despite intentions, the premises would encourage additional alcohol sales.

The Chair thanked the interested parties for their representations.

The Senior Licensing Compliance Officer suggested that Mr and Mrs. Chowdhry respond to the matters raised by the interested parties.

Mrs. Chowdhry, in relation to placement of licensed products, explained that tobacco and cigarettes would be stored in a locked drawer under the counter and therefore would not be visible at all to customers. It was also noted that there would be no advertising or promotion of these products. Regarding alcohol, she explained that whilst this will be visible, it would be stored behind a closed door to the back counter which is locked. Furthermore, vapes will also be locked away behind the counter and only displayed low down next to the spirits meaning they would not be visible to kids. Mrs. Chowdhry noted that this mirrors that arrangement of sales for licensed products by Nisa stores and other national retailers.

The Senior Licensing Compliance Officer clarified that off sales would normally align with the trading hours of the premises and referred to section LH8 of the Council's policy unless valid representations were received in relation to potential public nuisance, which was the case in this instance. On this basis it was clarified that licensing hours can differ to trading hours if deemed appropriate.

Mr. Chowdhry further explained that both he and his wife are from professional backgrounds and entered retail 3 years ago. During this time, they have successfully

managed a store along parenting duties and are experienced at training staff. The Sub-Committee were informed that training of staff for the new shop is already underway and that they will both attend the new premises a lot at the beginning to ensure processes are being followed. Furthermore, two of the staff moving to this store have already worked for them for over 2 years and are sponsored on the licence. It was clarified that the new shop will be staffed by those from the existing store on a rotational basis and this has been deemed appropriate for allowing the business the capacity to expand. Finally, Mrs. Chowdhry noted her trust of their employees and assured the Sub-Committee that staff are continually retrained. Alongside this, when not present at the store, she and Mr. Chowdhry are able to monitor events via live sales systems and CCTV.

Councillor Ottino asked the Senior Licensing Compliance Officer whether any limiting of licensable trading hours must be related to licensing objectives to which it was explained that licensable trading hours would usually align with opening hours, however this can deviate. The Sub-Committee were provided several examples of licensable hours for other comparable local premises.

Councillor Rehman asked the Senior Licensing Compliance Officer whether these hours match the opening hours; the information was not available.

Councillor Muddiman, on the permission of the Chair, noted that the opening hours of Waitrose do not match their licensing hours.

The Chair asked, given the concerns raised and clarifications from officers, would Mr and Mrs. Chowdhry would consider flexibility in their licensing hours.

Mr and Mrs. Chowdhry noted their recognition of the concerns raised by interested parties and reiterated that their business model is not focused on alcohol sales, so therefore they would be willing to limit their licensable hours to sit from 7am to 11Pm. They also noted confidence that their staff would uphold this.

The Chair invited summaries.

Mr. Chowdhry welcomed the discussion during the meeting and thanked the Sub-Committee for the forum. He noted that he and Mrs. Chowdhry had reached out to Councillor Muddiman and emphasised the ongoing conversations they had engaged in with the community. He concluded that if they do things right then they will be supporting the local customer base and supporting community wishes.

Councillor Muddiman thanked Mr and Mrs. Chowdhry for the additional information they provided during the meeting, noted the useful discussion, and reiterated her request for the hours of licensable trade of alcohol to be limited to between 8AM and 10.30PM.

Councillor Pressel thanked Mr and Mrs. Chowdhry but also reiterated her hope that the licensable hours of trade for alcohol be restricted further by the Sub-Committee.

Ms. Smith seconded Councillor Pressel's comments and supported a restriction of the sale of alcohol to between noon and 9PM, noting the number of objections submitted.

Angela Unsworth thanked Mr and Mrs. Chowdhry for their flexibility and welcomed them to community but also reiterated the concerns shared amongst the interested parties and urged the Sub-Committee to further restrict the licensable hours for the sale of alcohol.

To summarise, the Senior Licensing Compliance Officer referenced section 5.5 of the Council's policy for in relation to the hours of alcohol sales and reminded the Sub-Committee that each application must be considered on its own merit.

Mrs. Chowdhry made a final comment which noted that minimal objections were made in response to Waitrose' licensed hours which are similar to that enclosed within her application.

*Mr. Chowdhry, Mrs. Chowdhry, the Senior Licensing Compliance Officer, the Licensing Compliance Officer, and all interested parties left the room to allow the Sub-Committee to deliberate.*

The Sub-Committee deliberated in private.

*Mr. Chowdhry, Mrs. Chowdhry, the Senior Licensing Compliance Officer, the Licensing Compliance Officer, and all interested parties rejoined the meeting.*

The Chair welcomed all attendees back to the meeting and delivered the decision of the Sub-Committee.

**The Sub-Committee resolved to:**

- **Grant the premises licence with a restriction to the off sales of alcohol.**

The Chair acknowledged the large number of objections received from residents in regard the application but explained that some matters raised within these were out of the scope which the Sub-Committee could consider. The Chair thanked Mrs. Chowdhry for her application and presentation during the meeting and noted her offer to restrict the sales of alcohol to occur between 7am and 11pm only. The Chair noted that in response to the concerns of the public and recognising these, the Sub-Committee had decided to restrict off sales of alcohol to between 7am and 11pm. It was also explained that this aligns to the hours of nearby stores. Finally, the Chair noted the Sub-

Committee's confidence in the professionalism of Mr and Mrs. Chowdhry and recognised their experience. It was clarified that the conditions agreed with Thames Valley Police and those in their operating schedule would be transposed onto the licence as means of promoting the licensing objectives.

The Chair also reminded Mrs. Chowdhry of her right to appeal the Sub-Committee's decision should she be dissatisfied.

*Mr and Mrs. Chowdhry thanked the Sub-Committee and left the meeting.*

*The interested parties left the meeting.*

## **85. Minutes**

The Sub-Committee resolved to approve the minutes of the meetings of 30 June 2025, 3 July 2025, and 6 August 2025 as true and accurate records.

## **86. Confidential Minutes**

The Sub-Committee resolved to approve the confidential minutes of the meetings of 30 June 2025, 3 July 2025, and 6 August 2025 as true and accurate records.

## **87. Dates of Future Meetings**

The Sub-Committee noted the dates of future meetings.

**The meeting started at 6.15 pm and ended at 7.40 pm**

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**To:** Licensing and Gambling Acts Sub-Committee  
**Date:** 25<sup>th</sup> November 2025  
**Report of:** Deputy Chief Executive for City and Citizens' Services  
**Title of Report:** Jaam Restaurants Limited – Application for a variation to a Premises Licence – McDonald's, 44-46 Cornmarket Street, Oxford, OX1 3HA

Summary and recommendations	
<b>Decision being taken:</b>	To inform the determination of Jaam Restaurants Limited's application for a variation to a Premises Licence
<b>Key decision:</b>	No
<b>Corporate Priority:</b>	Strong, fair economy and thriving communities
<b>Policy Framework:</b>	Statement of Licensing Policy – Licensing Act 2003

<b>Recommendation(s):</b> The Sub-Committee resolves to:
1. <b>Determine</b> Jaam Restaurants Limited's application taking into account the details in this report and any representations made at this Sub-Committee meeting.

Appendix No.	Appendix Title	Exempt from Publication
<b>Appendix 1</b>	Application for a variation to a Premises Licence	No
<b>Appendix 2</b>	Current Premises Licence for McDonald's	No
<b>Appendix 3</b>	Interested Parties (Other Persons) Representations	No
<b>Appendix 4</b>	Location Map	No

## Introduction and background

1. This report is made to the Licensing and Gambling Acts Casework Sub-Committee so it may determine, in accordance with its powers and the Licensing Act 2003, whether to grant the variation of a Premises Licence to Jaam Restaurants Limited.

- An application for a variation to a Premises Licence has been submitted by Jaam Restaurants Limited, the licensable activities applied to be varied, and the times proposed for these activities can be found detailed below:

**Late Night Refreshment (provided indoors and outdoors):**

**Proposed Hours:**

Sunday to Saturday 23:00 to 03:00 hours

**Current Hours:**

Sunday to Saturday 23:00 to 00:00 hours

**Opening Hours**

**Proposed hours:**

Sunday to Saturday 06:00 to 03:00 hours

**Current Hours:**

Sunday to Saturday 06:00 to 00:30 hours

- 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**.

If the variation is granted as applied for, these measures will become enforceable conditions attached to the premises licence.

- In order to assist all parties to this Hearing, the existing Premises Licence for McDonalds, reference 25/01007/TRPREM, can be found at **Appendix Two**.

**Relevant Representations**

- Responses were received from the Responsible Authorities as detailed in the table below:

<b>Responsible Authority</b>	<b>Response</b>	<b>Licensing Objective(s)</b>
Licensing Authority	No representation	
Thames Valley Police	No objection	
Fire and Rescue Service	No representation	
Health and Safety	No representation	
Environmental Health	No representation	
Planning	No representation	
Child Safety	No representation	
NHS - Public Health	No representation	
Trading Standards	No representation	

Home Office	No representation	
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6. Valid representations have been received from 3 Interested Parties (Other Persons) as detailed in the table below:

Name	Address	Licensing Objective(s)
S Edwards	Southmoor Road, Oxford	Public Nuisance
Z Alam	Oxford, OX4	Crime & Disorder, Public Nuisance
M Cole	Not disclosed	Crime & Disorder, Public Nuisance, Public Safety

A copy of the representation can be found at **Appendix Three**.

### Location

7. A map can be found at **Appendix Four** which shows the general location of the applicant's premises.

### 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
Licensing Hours	5.1.1	LH1 to LH3
Display of Opening Hours	5.2.1 to 5.2.2	LH4 to LH5
Dispersal Procedures	5.3.1 to 5.3.3	LH6
General Prevention of Public Nuisance	7.3.1 to 7.3.6	LA3
Addressing Local Concerns	7.3.10	LA4
Late Night Refreshment	7.5.16 to 7.5.19	PP9

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/download/307/download-the-statement-oflicensing-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 sections:

Relevant Sections	Relevant Paragraph
Public Nuisance	2.21 to 2.27
Late Night Refreshment	3.12 to 3.20

11. A copy of the Home Office Statutory Guidance can be found online:

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-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 1998 (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:
- Grant the licence in accordance with the application.**
  - Modify the conditions of the operating schedule by altering or omitting or adding to them.**
  - Exclude or restrict from the scope of the licence any of the licensable activities to which the application relates.**
  - 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.

### Legal Issues

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

<b>Report author</b>	Richard Masters
Job title	Senior Licensing Compliance Officer
Service area or department	General Licensing
Telephone	01865 252565
e-mail	<a href="mailto:licensing@oxford.gov.uk">licensing@oxford.gov.uk</a>

<b>Background Papers:</b>	
1	Oxford City Council's Statement of Licensing Policy: <a href="#">Download the Statement of Licensing Policy   Oxford City Council</a>
2	Home Office Revised Guidance under Section 182 of the Licensing Act 2003: <a href="#">Revised Guidance issued under section 182 of the Licensing Act 2003</a>

**Oxford**  
**Application to vary a premises licence**  
**Licensing Act 2003**

For help contact  
[elms@oxford.gov.uk](mailto:elms@oxford.gov.uk)  
Telephone: 01865 252565

\* required information

## Section 1 of 18

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

M-01151559

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

Jaam Restaurants Limited

\* Family name

Jaam Restaurants Limited

\* 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

10983155

Business name

Jaam Restaurants 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

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 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

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

*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 18**

**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



*Continued from previous page...*

Non-domestic rateable  
value of premises (£)

184,000

### Section 3 of 18

#### 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 Premises Licence currently enables the restaurant to open from 06:00 until 00:30 every day and provide Late Night Refreshment on Sundays to Saturdays from 23:00 until 00:00.  
The proposed Variation is to extend the opening and licensable hours to enable the restaurant to trade from 06:00 until 03:00 Sundays to Saturdays.

### Section 4 of 18

#### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

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

☐

Yes

☒

No

### Section 5 of 18

#### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

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

☐

Yes

☒

No

### Section 6 of 18

#### PROVISION OF INDOOR SPORTING EVENTS

*Continued from previous page...*

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

## Section 7 of 18

### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

## Section 8 of 18

### PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

## Section 9 of 18

### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

## Section 10 of 18

### PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

## Section 11 of 18

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

[See guidance on regulated entertainment](#)

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

## Section 12 of 18

### PROVISION OF LATE NIGHT REFRESHMENT

*Continued from previous page...*

Will the schedule to provide late night refreshment 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 provision of late night refreshment take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Continued from previous page...

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 provision of late night refreshment 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.

Section 13 of 18

SUPPLY OF ALCOHOL

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

☐ Yes ☒ No

Section 14 of 18

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.

The premises operates as an outlet of food and non-alcoholic drink and does not provide any adult entertainment or service that gives rise to a concern in respect of children.

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 06:00

End 03:00

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 06:00

End 03:00

Start

End

*Continued from previous page...*

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

*Continued from previous page...*

☐ 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.

## Section 16 of 18

### 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.

This restaurant understands that in extending our opening hours we have a duty to the local community and that we continue to protect our staff and customers from danger and harm. We believe that the systems we have in place are robust, thorough and will, as far as reasonably practicable, secure the promotion of the four licensing objectives. It should be noted that no McDonald's restaurant within the United Kingdom serves alcohol and further none of our drinks or food are served to customers in glass receptacles.

We are eager to work in partnership with all responsible authorities to ensure the promotion of the four licensing objectives. We also seek to work with the local communities, whom we serve, in achieving a successful cohesion between our business operations and our neighbours.

#### CONDITIONS CURRENTLY ON PREMISES LICENCE

1. The premises shall implement written policies. Such documents shall include, but not be limited to, the following:

- CCTV
- Conditions of Entry
- Safeguarding & Vulnerable Person
- Security Measures

From these written policies and operating procedures, the premises licence holder shall implement written staff training ensuring that all staff employed at the premises receive full training on those policies that are relevant to their specific role. Staff shall sign and date training records to confirm they have had, fully understand the training, and that they shall carry out their duties in accordance with them. These training records shall be retained and made available to the Licensing Authority and/or responsible authority named under the licensing act upon request.

Where subsequent issues or concerns related to one or more of the policy(s) are brought to the premises licence holder's attention by the licensing authority and/or one of the responsible authorities named under the licensing act, the premises licence holder shall make amendments to address those concerns.

Hard copies of the most up to date policy/procedures will be kept on the premises. They shall be readily accessible to staff for their own reference whilst working, and shall be made available to any of the authorities upon request to check for compliance.

2. A CCTV system shall be installed and maintained. The CCTV system shall incorporate the following basic requirements:

- Be switched on and fully operational when the licensable activities are being carried out.
- Record for a minimum rolling period of 31 days
- Have a camera covering any entrance which will provide a facial shot of identification quality.
- Have cameras covering any pertinent public areas (internally and externally)
- Have a means of copying any footage to another medium as evidence if requested by the Police
- Have a means in place at all times whilst the licence is in operation that will reasonably

*Continued from previous page...*

enable police to access footage and be able to provide copies of any footage requested by the Police.

A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed

3. Subject to the agreement of the relevant service provider/ radio link committee. The Premises Licence holder shall operate the "Radio-Link" system of communication during the hours the premises is open to the public, and shall ensure that it is maintained and monitored.

4. The premises shall be cleared of customers and closed no later than 30 minutes after the conclusion of the last licensed activity.

5. As part of the written 'security measures' policy condition, the premises licence holder shall carry out and implement a written risk assessment regarding the need (if at all) for SIA licenced door supervisors. This shall be for day to day standard operation as well as for any special one off events over and above that of normal trade.

The risk assessment shall be made readily available to the police upon request and where subsequent issues or concerns related to the security risk assessment are brought to the premises licence holder's attention by the police, the premises licence holder shall make amendments to address those concerns.

Where the premises employs SIA door staff there shall be no fewer than 2 on duty to avoid issues and risks associated with lone working.

All SIA security employed at the premises shall wear at all times whilst on duty high visibility florescent yellow coats/tabards to clearly identify them as working that role.

6. A Staffsafe™ system with both audio and visual monitoring capability will be installed in the restaurant, this system, can be activated by either fixed or mobile panic buttons. Once activated the system links the restaurant to an external monitoring centre capable of intervening to resolve crime and disorder issues and/or provide the appropriate advice or instruction to support and protect the restaurant's staff and customers.

7. The premises licence holder shall operate a "No Open Alcohol Containers" policy to prevent persons carrying open alcohol into the in-store area.

#### b) The prevention of crime and disorder

This restaurant is keen to work in partnership with the local police service to prevent crime and disorder.

##### CCTV

McDonald's operates a robust CCTV Policy to ensure compliance with Data Protection Legislation and to assist the Police with the prevention and detection of crime. At all stores where CCTV is in operation appropriate signage reflecting this information is displayed.

McDonald's operate digital motion activated CCTV systems where images are retained on a hard drive system. All CCTV equipment is of a standard suitable to record images of a proper quality, it meets the industry standard and has LGC Forensics or Kalagate Certification. As part of the digital system an alarm will sound if the equipment is faulty or not recording, thereby alerting management for the need to intervene. The CCTV system is regularly serviced by qualified maintenance technicians.

Access to the CCTV system will be provided to Police Officers at their request where reasonable.

##### Staffsafe

A Staffsafe™ system with both audio and visual monitoring capability will be installed in the restaurant, this system, can be activated by either fixed or mobile panic buttons. Once activated the system links the restaurant to an external monitoring centre capable of intervening to resolve crime and disorder issues and/or provide the appropriate advice or instruction to support and protect the restaurant's staff and customers.

At this restaurant all shift managers have safety and security training; including SIA accredited Conflict Management Training.

*Continued from previous page...*

c) Public safety

This restaurant is keen to work in partnership with the local Fire Service and Environmental Health Officer to ensure public safety.

This restaurant has safety systems in place to protect the safety of customers and staff at all times (such as Staffsafe). We work with the local Environmental Health Office and local Fire Service to ensure we are complying, as far as reasonably practicable, with relevant Health and Safety and Fire Safety Legislation. This restaurant is also subject to inspections from our own safety and security teams to ensure our systems are being maintained.

All of our restaurant staff receive comprehensive safety training to ensure that safe working methods are adopted and all staff are trained on the restaurant's evacuation procedure in the event of a fire or other dangerous occurrence.

This store operates a "No Open Alcohol Containers" policy to prevent persons carrying open alcohol into the in-store area.

d) The prevention of public nuisance

Litter

McDonald's were the first company in our sector to introduce litter patrols in the early 1980's. McDonald's is committed to carry out litter patrols collecting both McDonald's packaging and any other litter that has been carelessly discarded. We are happy to act on recommendations from the Environmental Health Officer should they feel that we should extend our patrol to a nearby area, as far as this is reasonably practicable.

All of McDonald's packaging displays the recycle symbol to encourage our customers to deal with their waste responsibly. Further details regarding McDonald's commitment to reducing waste and litter nuisance can be found at the "Our World" section of the McDonald's website:

<https://www.mcdonalds.com/gb/en-gb/our-plan-for-change.html>

Noise

Where it is practical to do so we are content to put measures in place to limit noise. All McDonald's restaurant doors are self-closing and we try to encourage our customers to be considerate to our neighbours and to limit noise both when ordering their food and on leaving the local area.

e) The protection of children from harm

McDonald's do not anticipate that unaccompanied children will use the restaurant in the extended hour's period covered by this licensing application. We do however take their safety extremely seriously and will continue to employ the same practices to ensure that they are protected from harm at all times when visiting the restaurant.

**Section 17 of 18**

**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 18 of 18

### 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](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
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 (£) 635.00

### 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

*Continued from previous page...*

\* 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

[Add another signatory](#)

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, 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.**

#### 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 ☐

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [Next >](#)

**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**

25/01007/TRPREM

**Part 1 – Premises Details**

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

McDonalds Restaurants  
44 - 46 Cornmarket Street  
Oxford  
Oxfordshire  
OX1 3HA

**Telephone number:**

**Where the licence is time limited the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Late Night Refreshment

**Times the licence authorises the carrying out of licensable activities:**

**Late Night Refreshment:**

Sunday to Saturday 23:00 hours - 00:00 midnight

**The opening hours of the premises:**

Sunday to Saturday 06:00 hours – 00:30 hours

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

Not applicable

## Part 2

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

Jaam Restaurants Limited  
t/a McDonald's Restaurants  
Cockleberry Roundabout  
Great Western Way  
Swindon  
Wiltshire  
SN2 1US

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

10983155

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

Not applicable

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

Not applicable

## **Annex 1 – Mandatory conditions**

Not applicable

## Annex 2 – Conditions consistent with the Operating Schedule

1. The premises shall implement written policies. Such documents shall include, but not be limited to, the following:

- CCTV
- Conditions of Entry
- Safeguarding & Vulnerable Person
- Security Measures

From these written policies and operating procedures, the premises licence holder shall implement written staff training ensuring that all staff employed at the premises receive full training on those policies that are relevant to their specific role. Staff shall sign and date training records to confirm they have had, fully understand the training, and that they shall carry out their duties in accordance with them. These training records shall be retained and made available to the Licensing Authority and/or responsible authority named under the licensing act upon request.

Where subsequent issues or concerns related to one or more of the policy(s) are brought to the premises licence holder's attention by the licensing authority and/or one of the responsible authorities named under the licensing act, the premises licence holder shall make amendments to address those concerns.

Hard copies of the most up to date policy/procedures will be kept on the premises. They shall be readily accessible to staff for their own reference whilst working, and shall be made available to any of the authorities upon request to check for compliance.

2. A CCTV system shall be installed and maintained. The CCTV system shall incorporate the following basic requirements:
  - Be switched on and fully operational when the licensable activities are being carried out.
  - Record for a minimum rolling period of 31 days
  - Have a camera covering any entrance which will provide a facial shot of identification quality.
  - Have cameras covering any pertinent public areas (internally and externally)
  - Have a means of copying any footage to another medium as evidence if requested by the Police
  - Have a means in place at all times whilst the licence is in operation that will reasonably enable police to access footage and be able to provide copies of any footage requested by The Police.

A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed

3. Subject to the agreement of the relevant service provider/ radio link committee. The Premises Licence holder shall operate the "Radio-Link" system of communication during the hours the premises is open to the public, and shall ensure that it is maintained and monitored.
4. The premises shall be cleared of customers and closed no later than 30 minutes after the conclusion of the last licensed activity.
5. As part of the written 'security measures' policy condition, the premises licence holder shall carry out and implement a written risk assessment regarding the need (if at all) for SIA licenced door supervisors.

This shall be for day to day standard operation as well as for any special one off events over and above that of normal trade.

The risk assessment shall be made readily available to the police upon request and where subsequent issues or concerns related to the security risk assessment are brought to the premises licence holder's attention by the police, the premises licence holder shall make amendments to address those concerns.

Where the premises employs SIA door staff there shall be no fewer than 2 on duty to avoid issues and risks associated with lone working.

All SIA security employed at the premises shall wear at all times whilst on duty high visibility florescent yellow coats/tabards to clearly identify them as working that role.

6. A Staffsafe™ system with both audio and visual monitoring capability will be installed in the restaurant, this system, can be activated by either fixed or mobile panic buttons. Once activated the system links the restaurant to an external monitoring centre capable of intervening to resolve crime and disorder issues and/or provide the appropriate advice or instruction to support and protect the restaurant's staff and customers.
7. The premises licence holder shall operate a "No Open Alcohol Containers" policy to prevent persons carrying open alcohol into the in-store area.



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

Not applicable

#### **Annex 4 – Plans**

See attached

**From:** [Planning](#)  
**To:** [licensing](#)  
**Subject:** Comments for Licensing Application 25/04218/PREM  
**Date:** 24 October 2025 15:42:07

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## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/10/2025 3:41 PM from S Edwards.

### Application Summary

Address: 44 - 46 Cornmarket Street Oxford Oxfordshire OX1 3HA

Proposal: Premises Licence

Case Officer: Christian Idiahi

[Click for further information](#)

### Customer Details

Name: S Edwards

Email:

Address: Southmoor Road, Oxford, Oxfordshire

### Comments Details

Commenter Type: Members of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment: - Public Nuisance

Comments: 24/10/2025 3:41 PM I am very strongly opposed to this on noise grounds. The proposal is for the service to stay open a long way after way most people are trying to sleep. There are many people living in the vicinity and there will be unacceptable noise on the street and in the areas near by. In addition to voices there will be vehicles moving around the otherwise quiet streets, as people come to collect take aways.

Kind regards

**From:** [REDACTED]  
**To:** [licensing](#)  
**Subject:** Objection to McDonald's Late-Night Licence Extension (44–46 Cornmarket Street, Oxford)  
**Date:** 10 November 2025 23:51:51

---

Dear Licensing Authority,

My name is [REDACTED] Alam, and I am a resident of Oxford (OX4). I am writing to object to the proposed variation of the premises licence for McDonald's, 44–46 Cornmarket Street, which seeks to extend its opening hours until 3:00 AM daily.

I spend a lot of time in Oxford city centre during late hours, and I have personally witnessed how unsafe and chaotic it can become after midnight. There are often large numbers of intoxicated people, shouting, fighting, and causing disruption. On more than one occasion, I have had to call the police because situations got out of hand. Extending McDonald's trading hours to 3 AM would only draw more people into the area at a time when disorder is already at its worst.

This change would not only increase noise, litter, and antisocial behaviour, but also put additional pressure on local police and street cleaning services, which are already stretched thin during weekend nights. Residents and workers nearby should not have to deal with further disturbance or reduced safety because of a corporate decision to extend trading hours.

Moreover, Oxford's late-night economy depends on small independent food traders, such as Medina Kebabs on George Street, who have operated responsibly for years and rely heavily on late-night trade. Granting this extension to a large chain like McDonald's risks undermining local small businesses that have built a loyal community base and help maintain balance in the city's night-time scene.

I strongly urge the Council to refuse this application or impose strict conditions to prevent late-night nuisance and to safeguard both the community and independent local traders who already contribute positively to Oxford's night-time economy.

Sincerely,

Z [REDACTED] Alam

**From:** [REDACTED]  
**To:** [licensing](#)  
**Subject:** Objection to McDonald's Late-Night Licence Extension (44–46 Cornmarket Street, Oxford)  
**Date:** 10 November 2025 23:57:44

---

Dear Licensing Authority,

I am writing to **object** to the proposed licence variation for **McDonald's, 44–46 Cornmarket Street**, which would allow the restaurant to stay open until **3:00 AM** each night.

Oxford city centre is already very busy and sometimes unsafe late at night, especially around the Cornmarket and George Street area. Extending McDonald's hours would likely attract larger crowds of intoxicated people, creating more **noise, litter, antisocial behaviour, and safety issues** at a time when the city is already under strain.

I have personally seen (and many locals have experienced) how **dangerous situations can develop after midnight** — people arguing, fighting, and causing disturbances. This would almost certainly worsen if another large venue was open until 3 AM.

It's also unfair to smaller, independent traders like **Medina Kebabs on George Street**, who already serve responsibly during those hours and depend on that trade to survive. Large chains should not be allowed to dominate the limited late-night food market at the expense of local businesses.

For these reasons, I urge the Council to **refuse this application** or place strict limits to protect residents, visitors, and small traders from the impact of extended hours.

Yours faithfully,  
M [REDACTED] Cole

## APPENDIX FOUR

