

Licensing Acts Panel



Report of Head of Housing and Environment

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To: Licensing Acts Panel

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Application for a premises licence for Toast, Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

Recommendation

That the panel consider the application for a premises licence and the relevant representations and decide whether to a) grant the licence as applied for, b) grant the licence after modifying any conditions to such extent as the authority considers appropriate for the promotion of the licensing objectives, c) exclude from the scope of the licence any of the licensable activities to which the application relates, d) refuse to specify a person in the licence as the premises supervisor or e) reject the application.

Purpose of Report

- 1 To present the facts and relevant representations received in respect of an application for a premises licence for Toast, Nicholls House, 4 Thame Road, Chinnor, OX39 4QS, to the Licensing Acts Panel in order that it can determine the application under Section 18 of the Licensing Act 2003.

Strategic Objectives

- 2 The relevant strategic objectives are 'Openness and accountability' and 'Improved economic and community wellbeing'.

Background

- 3.1 The Licensing Act 2003 ('the Act') established a single integrated scheme for licensing premises which are used for the supply of alcohol, regulated entertainment, late night refreshment or permission to carry on some or all of

these activities. In the Act these activities are referred to collectively as the 'licensable activities'.

3.2 A Licensing Authority must carry out its functions under the Licensing Act with a view to promoting the four licensing objectives. The licensing objectives are:

- prevention of crime and disorder
- public safety
- prevention of public nuisance
- protection of children from harm.

In carrying out its functions, the Licensing Authority must also have regard to its statement of licensing policy and any guidance issued by the Secretary of State (section 182 guidance).

3.3 Licences will normally be granted by the licensing officer under delegated powers but in the event of relevant representations being received regarding the grant of a premises licence, and where these representations cannot be resolved through any mediation process, the application is referred to the Licensing Acts Panel to be determined.

3.4 On 15 October 2021 an application for the grant of a new premises licence was submitted by TOAST HQ Ltd for Toast, Nicholls House, 4 Thame Road, Chinnor, OX39 4QS. A copy of the form is attached at **Appendix A**. The application is for the provision of late night refreshment and the supply of alcohol, as follows:

Licensable Activity	Proposed Days and Times
Supply of alcohol (for consumption on and off the premises)	Monday to Thursday 10:00 - 23:00 Friday and Saturday 10:00 - 01:00 Sunday 10:00 - 22:00
Late night refreshment	Friday and Saturday 23:00 - 01:00
Hours premises are open to the public	Monday to Thursday 08:00 - 23:30 Friday and Saturday 08:00 - 01:30 Sunday 08:00 - 22:30

3.5 The application initially included live and recorded music amongst the proposed licensable activities, but the applicant has since confirmed that these sections of the application have been withdrawn.

3.6 No representations have been received from any of the responsible authorities in respect of this application.

3.7 A total of 32 representations have been received from other persons. These representations are attached at **Appendix B** to **Appendix AG**.

3.8 Common points of concern raised are:

- Concerns over music and customer noise disturbing nearby residential properties
- The location being unsuitable for the expected volume of people or intoxicated people
- An inexperienced operator may not be able to manage the premises effectively
- Customer noise will disturb neighbours when leaving the premises to head home or to stand outside whilst smoking, and such disturbance would be exacerbated by intoxication
- Lack of soundproofing between the premises and adjacent residential properties will be a source of nuisance resulting from music and customer noise
- The availability of alcohol late at night may encourage the proliferation of drugs in the village

3.9 It must be noted that some of the points raised in the representations cannot be considered as valid under the provisions of the Licensing Act 2003. The Licensing Act 2003 states that in order for a representation to be considered 'relevant' it must detail the likely effect of the grant of the premises licence on the promotion of the licensing objectives, as outlined at point 3.2. A concern that cannot be clearly linked to a licensable activity that has been applied for cannot be considered relevant.

3.10 Some commonly raised concerns that are unlikely to be considered relevant are listed below. In each case where these concerns are raised, no link is made to how the licensable activities that have been applied for would have a negative impact on the licensing objectives that would not be the same for an unlicensed premises, for example a restaurant that does not serve alcohol:

- Insufficient parking for customers
- Busy/fast road
- Lack of provision for deliveries to the premises
- Lack of room for bin stores
- May encourage persons to breach road traffic law

3.11 Further to receiving details of the representations, the applicant has provided some additional information and volunteered some additional matters to be included as licence conditions. This information can be found at **Appendix AH** (applicant's statement), **Appendix AI** (premises concept information) and **Appendix AJ** (additional conditions).

3.12 It should be noted that the applicant is able to make use of the Live Music Act 2012 and the Legislative Reform (Entertainment Licensing) Order 2014 exemptions. This means that no licence is required to play live and recorded music in a premises licensed for the sale of alcohol between the hours of 08:00-23:00 where attendance is limited to 500 persons. Any conditions which relate to live music and recorded music will also not have effect between these hours unless these are added by a panel as a result of a review of the premises licence at a later stage.

- 3.13 A map showing the location of the premises is attached at **Appendix AK**. This map indicates the approximate residential location of any other persons who have made representations as indicated in the above paragraph(s).

Policy and guidance

- 4.1 The relevant sections of the council's statement of licensing policy are as follows:

3.8 The Licensing Authority deals with the issue of licensing hours on the individual merits of each application and will consider the measures proposed to deal with the potential for nuisance and/or public disorder. However, when issuing a licence with hours extending beyond 11pm, higher standards of control need to be included in operating schedules in order to promote the licensing objectives, especially for premises, which are situated in, or near, residential areas or in areas where crime and/or anti-social behaviour is an issue.

3.11 Conditions attached to various authorisations will be focused on matters which are within the control of licence holders, and will focus primarily on the direct impact of any activities taking place at those premises on those living, working, or otherwise engaged, in the area concerned.

3.13 Conditions shall be appropriate and proportionate to achieve the promotion of the licensing objectives, and shall be tailored to suit the circumstances and premises. Conditions will not be attached where adequate legislative control exists.

6.1 Public nuisance is a broad concept, which concerns how the activity of one person (or business) affects the amenity of other persons living and working in the area of the licensed premises, for example, how noise from playing music interferes with another person's right to sleep, or adverse impacts from light or odour.

6.2 The Act requires, and the Licensing Authority expects, applicants to demonstrate within their operating schedule how they intend to prevent public nuisance arising. This will be of particular importance where there are residential properties in the vicinity of the licensed premises.

6.3 When appropriate on application or review the Licensing Authority will consider the adequacy of proposed measures to remove or effectively manage the potential for public nuisance, anti-social behaviour and other crime which may impact on the promotion of the licensing objectives.

6.4 When an operating schedule does not sufficiently address the prevention of public nuisance the Licensing Authority will consider all reasonable conditions suggested by responsible authorities in any relevant representation to prevent public nuisance. In some locations it may be appropriate and proportionate to limit opening hours, the times of licensable activities or the types of licensable activities taking place.

6.11 Noise can come either directly or indirectly from licensed premises. Direct noise, such as that from entertainment activity, will be under the premises' direct control. Indirect noise, such as that from vehicles and customers coming to and from the premises may not be under direct control, but the premises can

strongly influence it. Both types of noise will be of more significance in areas with residential accommodation and will usually, but not exclusively, be of greater importance between 11pm and 7am. However it must be noted that noise and disturbance can also cause public nuisance outside these times. The operating schedule should identify the control measures that will be taken to minimise the impact of both types of noise on neighbouring residents and businesses.

6.13 Noise and disturbance from people outside can cause public nuisance even when those people are not behaving badly. The operating schedule should identify the control measures that will be taken to minimise the impact of use of outside areas. This may include noise and disturbance from customers on the premises and customers in outdoor areas such as terraces, beer gardens and smoking areas. It will also include noise, disturbance and obstruction from customers in the vicinity of the premises including customers congregating outside premises to smoke or drink, customers arriving, leaving or queuing outside premises.

6.15 Amendments to the Licensing Act have removed the requirement for licensing of a wide range of entertainment between the hours of 8am and 11pm. This does not reduce the risk of noise nuisance occurring. The risk increases when the entertainment takes place in the open air or within a marquee. Steps should be taken to prevent noise and vibration from entertainment causing nuisance. This may include noise from music, human voices and other forms of entertainment whether amplified or not. Consideration should also be given to ensure noise is not audible at sensitive locations such as dwellings, hospitals, hotels and other business premises. Any noise should also not cause unreasonable disturbance to the wider public, such as passers-by and people using public facilities. The Environmental Protection team are responsible for dealing with noise complaints arising from unregulated entertainment

4.2 The relevant sections of the Secretary of State's guidance issued under section 182 of the Licensing Act 2003 are as follows:

1.16 Licensing conditions must be tailored to the individual type, location and characteristics of the premises and events concerned; (and) ... should be proportionate, justifiable and be capable of being met.

2.15 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.16 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the

living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

2.18 As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.

2.19 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

8.42 Applicants are, in particular, expected to obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand the layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises...

8.46 While applicants are not required to seek the views of responsible authorities before formally submitting their application, they may find them to be a useful source of expert advice on local issues that should be taken into consideration when making an application. Licensing authorities may wish to encourage co-operation between applicants, responsible authorities and, where relevant, local residents and businesses before applications are submitted in order to minimise the scope for disputes to arise.

9.37 As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas.

10.8 The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives.

4.3 Relevant case law is as follows:

East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant) 2016. The significance of the case is that it reaffirms the principle that Responsible

Authorities need not wait for the licensing objectives to actually be undermined before objecting to a licence being granted. This case would be most relevant when opposing a grant application.

R (on application of Hope and Glory Public House Ltd) v City of Westminster Magistrates' Court and Others (2011) EWCA Civ 312 also states how licensing authorities should approach licensing decision making:

“They involve an evaluation of what is to be regarded as reasonably acceptable in the particular location. In any case, deciding what (if any) conditions should be attached to a licence as necessary and proportionate to the promotion of the statutory licensing objectives is essentially a matter of judgment rather than a matter of pure fact.”

(sourced from <https://www.gov.uk/government/publications/alcohol-licensing-using-case-law/alcohol-licensing-using-case-law>)

Options

5.1 In determining the application the authority must give weight to:

- representations received from responsible authorities
- relevant representations received from other persons
- the Secretary of State's guidance issued under Section 182 of the Licensing Act 2003
- the council's statement of licensing policy and
- the steps appropriate to promote the licensing objectives

5.2 In view of the above, the panel is requested to consider the application for a premises licence and decide whether to:

- (a) grant the licence as applied for
- (b) grant the licence after modifying any conditions to such extent as the authority considers appropriate for the promotion of the licensing objectives
- (c) exclude from the scope of the licence any of the licensable activities to which the application relates
- (d) refuse to specify a person in the licence as the premises supervisor, and/or
- (e) reject the application.

Financial Implications

6 Should the applicant or any other person wish to appeal against a decision of the council, they may do so to the magistrates' court. The council would incur costs should this occur, although the court may decide to award costs if the council's decision was upheld.

Legal Implications

- 7.1 The Human Rights Act 1998 requires public bodies to ensure everything they do is compatible with Convention Rights and makes it unlawful for a public authority to act incompatibly with those rights. When determining whether to grant the application the panel will be aware of human rights considerations, specifically Part 1, Article 6, the right to a fair trial, Part 2 and Article 8 the right to respect for private and family life for those making representations.
- 7.2 The hearing of all applications is subject to the principles of natural justice.
- 7.3 Section 17 of the Crime and Disorder Act 1998 states, 'without prejudice to any other obligation imposed on it, it shall be the duty of each authority to exercise its various functions with due regard to the likely effect of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area'.
- 7.4 Under Schedule 5, Part 1 of the Licensing Act 2003, any person aggrieved by the decision in respect of the application may appeal to a Magistrates' Court within 21 days of the date of the decision.

Conclusion

- 8 This report provides information submitted by the applicant and the parties who have made representations. The panel should determine this application with a view to promoting the four licensing objectives. It must, having had regard to all the relevant representations and the evidence it hears, determine the application using the options outlined in section 5 of this report.

Background Papers

Appendix A	Application form and plan of premises
Appendix B to AG	Representations
Appendix AH	Statement of applicant
Appendix AI	Premises concept
Appendix AJ	Additional conditions
Appendix AK	Map

Appendix A – Application form and plan of premises

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I/ TOAST HQ Ltd
We

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Nicholls House, 4 Thame Road,			
Post town	Chinnor	Postcode	OX39 4QS

Telephone number at premises (if any)	n/a
Non-domestic rateable value of premises	£7000

Part 2 - Applicant details

- | Please state whether you are applying for a premises licence as | Please tick as appropriate |
|---|---|
| a) an individual or individuals * | please complete section (A) |
| b) a person other than an individual * | |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> please complete section (B) |
| ii as a partnership (other than limited liability) | please complete section (B) |
| iii as an unincorporated association or | please complete section (B) |
| iv other (for example a statutory corporation) | please complete section (B) |
| c) a recognised club | please complete section (B) |
| d) a charity | please complete section (B) |
| e) the proprietor of an educational establishment | please complete section (B) |
| f) a health service body | please complete section (B) |
| g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales | please complete section (B) |
| ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England | please complete section (B) |
| h) the chief officer of police of a police force in England and Wales | please complete section (B) |

(B) OTHER APPLICANTS

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

Name TOAST HQ Ltd
Address 5th Floor 167-169 Great Portland Street London W1W5PF
Registered number (where applicable) 13269669
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited company
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

Part 3 Operating Schedule

	DD	MM	YYYY
When do you want the premises licence to start?	14	11	2021

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

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>The premises will operate under 'toast.' and will offer an innovative casual dining experience with the focus on quality coffee, great wines and an array of topped toasts along with other nibbles and small plates.</p> <p>The premises is part of Nicholls House which is part of a small parade situated on the main road into Chinnor from Thame. It has double-fronted display windows and is currently made up of a display area, staff kitchen and WC. Once proposed works are complete, the trading area will remain open plan with a serving counter towards the rear, small food preparation area and WC.</p> <p>This application also proposes off-supplies. A strong feature within the business model is in serving a variety of high-quality wines. We would therefore like to reserve the option for customers to buy a bottle of their favourite to take home with (as opposed to drinking elsewhere).</p>

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

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

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

I am making the application pursuant to a

statutory function or

a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

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

What licensable activities do you intend to carry on from the premises? (please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E) ✓
- f) recorded music (if ticking yes, fill in box F) ✓
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

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

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

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

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

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	✓
Day	Start	Finish		Outdoors	
Mon	12:00	23:00	Please give further details here (please read guidance note 4) We would like to reserve the option to host live music within the licensed hours of the property. There is currently no plan to incorporate this however we do wish to have an option to do so should we wish in the future.	Both	
Tue	12:00	23:00			
Wed	12:00	23:00	State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur	12:00	23:00			
Fri	12:00	00:00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	12:00	00:00			
Sun	12:00	22:00			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	✓
Day	Start	Finish		Outdoors	
Mon	08:00	23:00	<u>Please give further details here</u> (please read guidance note 4)	Both	
Tue	08:00	23:00			
Wed	08:00	23:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	08:00	23:00			
Fri	08:00	01:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	08:00	01:00			
Sun	08:00	22:00			

G

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

H

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

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	✓
Day	Start	Finish		Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 4)		
Tue			Whilst we do not propose any hot food to be served (all cold food), we would like to reserve the option to serve hot drinks within the licensed hours of the property, especially in the colder months.		
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur					
Fri	23:00	01:00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat	23:00	01:00			
Sun					

K

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

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Mon	08:00	23:30	
Tue	08:00	23:30	
Wed	08:00	23:30	
Thur	08:00	23:30	
Fri	08:00	01:30	
Sat	08:00	01:30	
Sun	08:00	22:30	

M

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

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

The following steps listed under each objective outlines how we will promote the licensing objectives. Overall, the staff will be thoroughly trained in order to be aware of potential issues and how to deal with them appropriately. Importantly, we will have CCTV will be in place. I will also be a member of the local Pubwatch.

b) The prevention of crime and disorder

CCTV
 - CCTV system will be installed covering the vast majority of the premises, working to the satisfaction of the Police and Licensing Authority
 - Recordings will be held for 30 days
 - If CCTV equipment fails, Police and Licensing Authority will be informed and immediate steps will be put in place to get the CCTV back to working order

Bottles/Glassware
 - Drinks will be served in toughened glass
 - Bottles and glasses will be removed as soon as they are empty

Proof of Age
 - We will have a Proof of Age policy in place
 - Challenge 25
 - Staff thoroughly trained

Drink & Drugs
 - No drinks promotions that will encourage irresponsible drinking
 - Anti-drugs policy

c) Public safety

Fire
 - We will conduct a Fire Risk Assessment and implement any necessary control measures.
 - Exit door will be regularly checked to ensure they are satisfactory. This will be recorded.
 - Any decoration and upholstery will be fire retardant and comply with regulations
 - Actions to be taken in the event of a fire will be prominently displayed
 - There will be no obstruction of exit or fire safety signs
 - Fire drills and emergency lighting tests will be carried out regularly
 - Fire exit will be signed in accordance to regulations
 - Evacuation policy will be in place to the satisfaction of the Fire Authority
 - Staff trained in fire and emergency evacuation procedure
 - Arrangements will be in place to enable the safe movement and evacuation of disabled people
 - Emergency lighting will be installed and tested regularly
 - There will be adequately illuminated fire safety signs
 - There will be one trained fire marshall on shift when the premises is open

First Aid
 - There will be adequate and appropriate First Aid supplies kept on the premises
 - One First Aider will be present when the premises is open

General
 - The premises will have suitable Public Liability/Employers liability Insurance and a certificate will be obtained each year and displayed at the premises
 - Free drinking water will be available at all times
 - No smoking policy with signage to indicate

d) The prevention of public nuisance

Noise

- Noise/vibration will be maintained at an appropriate level with neighbours in mind - we do not anticipate any noise above background music level and chatter.
- An acoustic survey will be carried out and noise level will be monitored

Waste

- A private contractor will be enlisted to collect waste from the premises, bottles will be disposed of within sociable hours by the nominated waste carrier. Due to unknown trade levels, this will have to be monitored closely during the early days of trading and amendments to the refuse strategy will be made.
- General waste will be collected on a daily basis, however we anticipate that general waste levels will be extremely low due to our emphasis on recycling and green approach.
- DMR will initially be collected on a weekly basis and will be monitored/reviewed as per other waste categories.

Smells

- No extraction will be installed at the premises

e) The protection of children from harm

- Under 18's unaccompanied by a responsible adult will not be permitted to be in the premises after 9pm.
- Proof of Age policy (Challenge 25) in place with thorough recorded training
- Crime prevention policy in place

Checklist:

Please tick to indicate agreement

- ✓ I have made or enclosed payment of the fee.
- ✓ I have enclosed the plan of the premises.
- ✓ I have sent copies of this application and the plan to responsible authorities and others where applicable.
- ✓ I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- ✓ I understand that I must now advertise my application.
- ✓ I understand that if I do not comply with the above requirements my application will be rejected.

[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

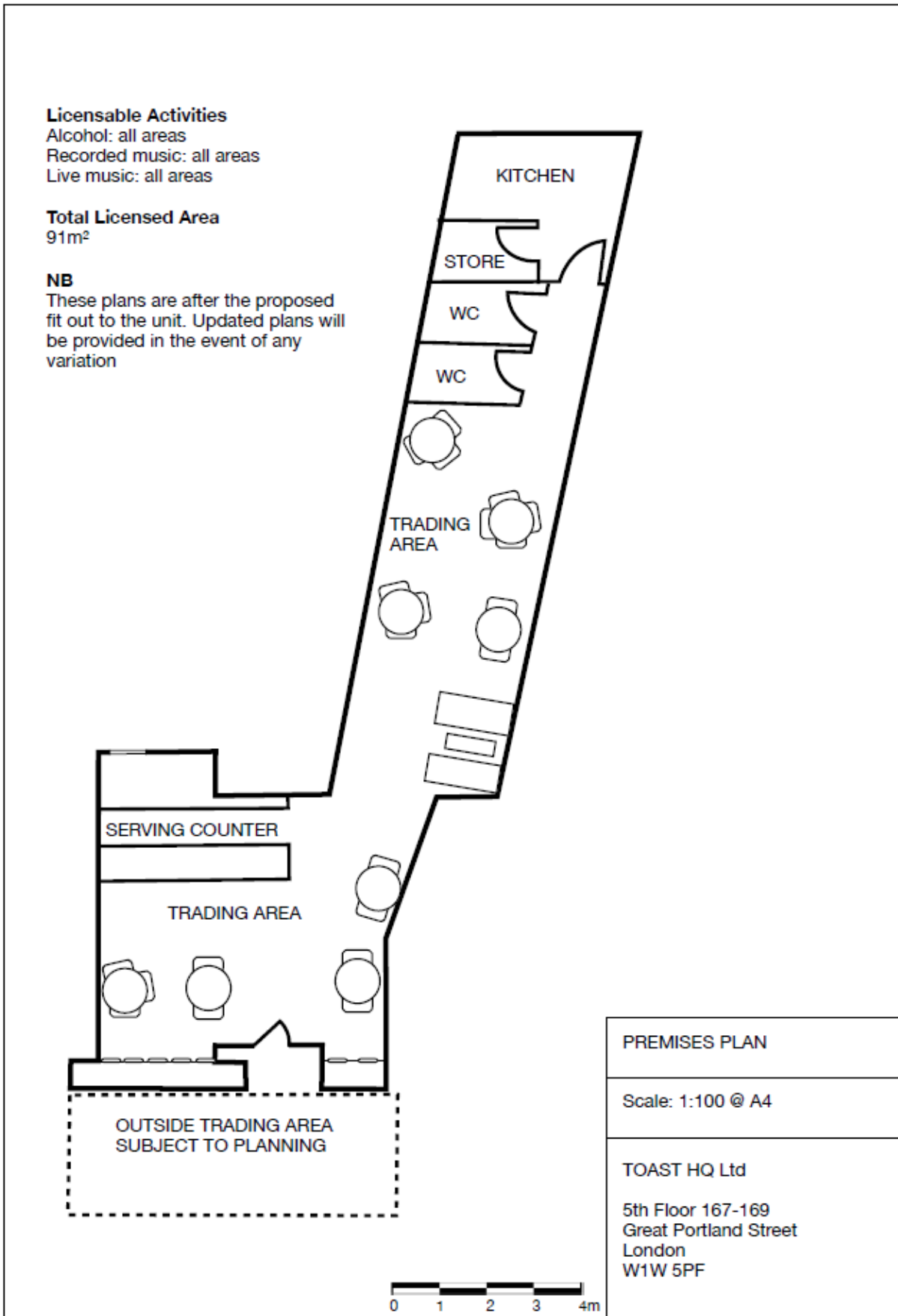
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

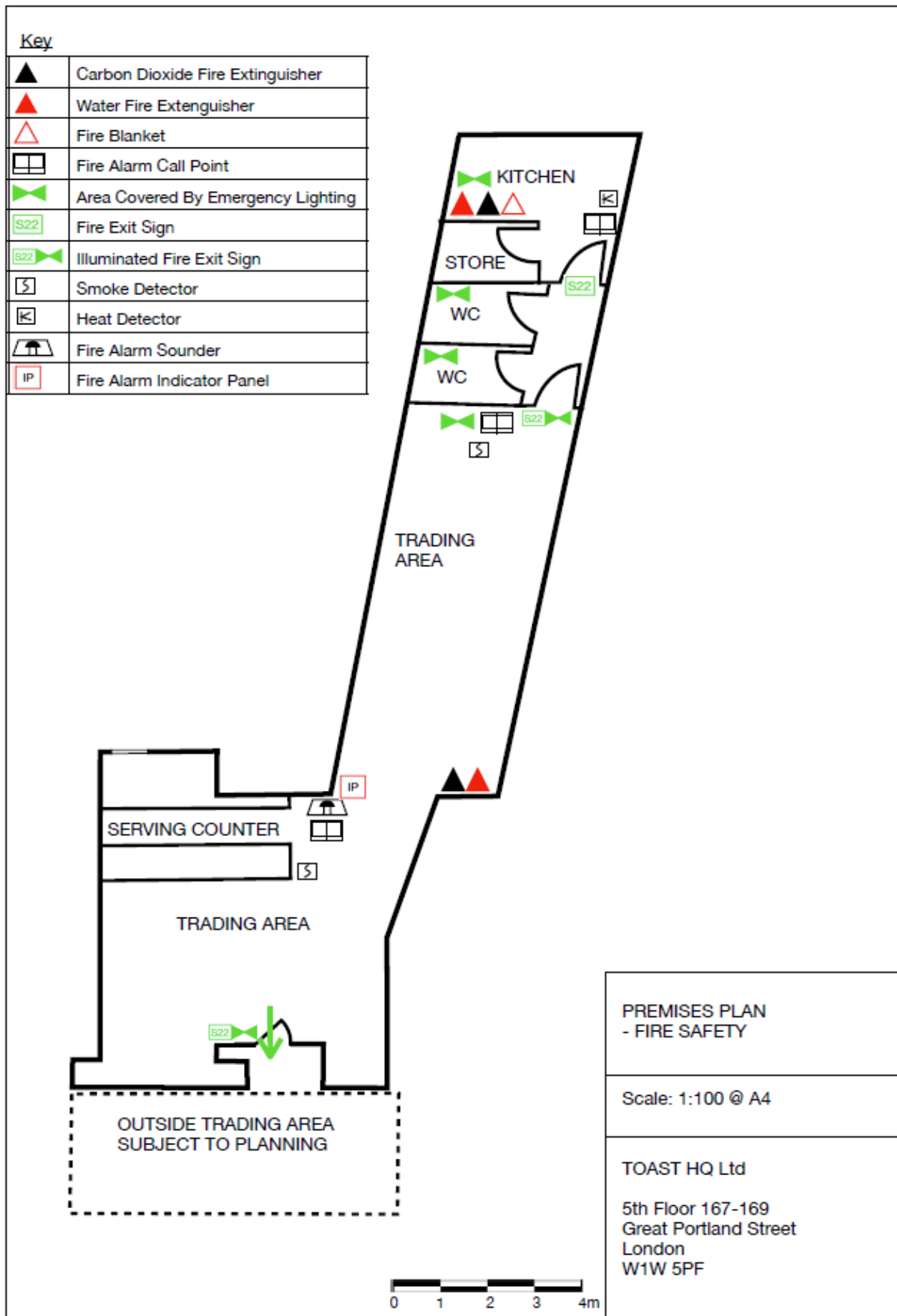
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT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

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15) 	
Signature	Florence Davis	
Date	14/10/2021	
Capacity	Director	





Appendix B

From: [REDACTED]
Sent: 25 October 2021 07:46 PM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Re: TOAST HQ LTD Nichols house,Chinnor ,ox394qs

To Whom it may concern,

I am writing to object strongly to the opening of a licensed bar with music and late night opening.

I am opposing strongly for various reasons.

Chinnor does not need this facility.

The location of this place is totally unsuitable for people coming and going under the influence of alcohol.

This thame road is too fast despite having a zebra crossing outside Nichols house, cars do not always stop ,and it is poorly lit.

It is too near residential houses for late night music.

It will encourage more of a drug problem in Chinnor as there are drug deals done in the new car park opposite Nichols.

It is totally unacceptable to open this facility.

Many Thanks

[REDACTED]

[REDACTED] station road
Chinnor
Ox39 [REDACTED]
Opposite Nichols

itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.

- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full of local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently, the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of residents as there is, simply, nowhere else to go.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally curbside to unload and pick up empties and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all the above reasons therefore, I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to residents, both in terms of any noise emanating from the premises itself and because of customers leaving the property at any time. As such I **OBJECT** to the application and ask that it is refused.

Yours faithfully



Appendix D

From: [REDACTED] >
Sent: 04 November 2021 11:00
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Licensing Act 2003 Reference LAPREM/15431/21 Notice of Application for a premises licence

Message from [REDACTED]
Address: [REDACTED] Mill Lane, Chinnor, OX39 [REDACTED]

Dear Sirs

Licensing Act 2003
Reference LAPREM/15431/21
Notice of Application for a premises licence
Applicant; Toast HQ Ltd
Address – Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

I refer to the above-mentioned premises licence request and wish to **OBJECT** to the application for the following reasons:

- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
- There is press commentary about a proposed similar application by this company relating to another property in High Wycombe High Street (Bucks Free Press 5/10/21). The press commentary refers to details being 'vague', but indicates 'it seems there will be some sort of bar, with mention of a food preparation area and bench seating - creating a "functional restaurant". The application for Nicholls House seems similarly vague, with the licensing application indicating that late night refreshments will be offered between 11pm and 1am on Fridays and Saturdays only, which seems to imply that this cannot be viewed as a traditional restaurant, the predominance of its activities being that of a drinking establishment and music venue / or nightclub.
- The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. As a result, I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location.
- Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It is some time since the flats were converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal

wall, ie two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.

- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. As a result, the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. As such I **OBJECT** to the application and ask that it is refused.

Regards



Appendix E

From: [REDACTED] >
Sent: 26 October 2021 04:09 PM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: License application at Nicholls House Chinnor

Dear Sir, I wish to object to the issuing of a license to sell alcohol at Nicholls House 4 Thame Road Chinnor OX39 4QS which I understand to be currently under consideration. The reasons for my objection being as follows.

- 4 Access to and egress from the premises. The premises front onto the Thame Road with a Pedestrian crossing and Bus stop immediately outside. This means that there are no stopping/parking zones which would/should prohibit attendees to the premises from being dropped off or picked up from outside the premise. However in all likelihood these restrictions would be ignored.
- 2 There is very limited off street parking available for the premises. The only public car park being on the new housing development in Mill Lane. This is of limited capacity and is currently mainly used by the residents of the development. This could well lead to conflict.
- 3 The proposed hours of opening especially on Friday and Saturday nights which appear to be until 01:30 am would I suggest be extremely antisocial. It should be born in mind that the location of the premises are bounded by residential dwellings and the noise or disturbance inevitably created particularly at these closing times would be unacceptable. Furthermore even at the earlier closing of 11:30 during the weekdays would seem to be questionable
- 4 With a premises such as this it is unfortunately inevitable that some serious disturbances may occur at closing time. Should this occur and a police presence be required then the time required for their attendance must be considered bearing in mind the distance they would have to travel.

Regards

[REDACTED]
Mill Lane Chinnor

Appendix F

From: [REDACTED]
Sent: 27 October 2021 04:38 PM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Applicant - TOAST HQ Ltd LAPREM/15431/21

I refer to my objections in regard to the license application for Nicholls House, 4 Thame Road, Chinnor, Oxon OX39 4QS as follows:

1. Assume there will be commercial waste bins located in the attached private dwellings car park, not sure that there is allocated space for these. The noise when emptying bottles etc. After closing will seriously disturb the residents
2. General public nuisance - this is a village, the noise factor of both loud music and noise when leaving the premises will impact the surrounding area.
3. The music - this retail unit is attached to 10 flats and would have serious consequences to their quality of life/sleep. There is also a recently constructed development nearby which will be impacted
4. Lorry deliveries - the property is close to two junctions, has a bus stop behind and immediately opposite, a zebra crossing all of which will cause a danger when deliveries are made
5. Crime - concern that this will bring crime to the village from outside areas, including drug and knife crime

[REDACTED]
Lower Icknield Way
Chinnor
OX39 [REDACTED]

Appendix G

From: [REDACTED]
Sent: 28 October 2021 11:47 AM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: LAPREM/15431/21

To whom it may concern

I have been made aware of an application for licensing on a premises 4 Thame Road OX39 4QS and wish to lodge my objections as follows:

- 1 - There are residential properties over the top, to the side and directly behind these premises and all would be affected by the application to have live music and drinking until 1am
- 2 - There is no parking available directly with this unit and the only parking remotely available is opposite but this is intended for the Windmill Chase residents and for those users of the existing retail premises.
- 3 - The proposed opening hours in such a built-up residential area with the noise that entails such a proposal would be soci-ally unacceptable.
- 4 - Public safety is a concern, with a zebra crossing 10m away and a bus stop directly opposite and should anyone park inappropriately this would have an affect.
- 5 - Drug availability in such a residential area would be an extreme concern.

Kind Regards

[REDACTED]
Thame Rd
Nicholls House
Chinnor
OX39 [REDACTED]

Additional comments subsequently received:

From: [REDACTED]
Sent: 04 November 2021 11:00
To: Licensing South <licensing@southoxon.gov.uk>
Subject: LAPREM/15431/21

To whom it may concern

I have been made aware of an application for licensing on a premises 4 Thame Road OX39 4QS and wish to lodge my objections as follows

I refer to the above-mentioned premises licence request and wish to OBJECT to the application for the following reasons;-

The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides

comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).

There is press commentary about a proposed similar application by this company relating to another property in High Wycombe High Street (Bucks Free Press 5/10/21). The press commentary refers to details being 'vague', but indicates 'it seems there will be some sort of bar, with mention of a food preparation area and bench seating - creating a "functional restaurant". The application for Nicholls House seems similarly vague, with the licensing application indicating that late night refreshments will be offered between 11pm and 1am on Fridays and Saturdays only, which seems to imply that this cannot be viewed as a traditional restaurant, the predominance of its activities being that of a drinking establishment and music venue / or nightclub.

The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. Consequently I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location.

Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It is some time since the flats were converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal wall, ie two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.

The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.

The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.

On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.

Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. As such I OBJECT to the application and ask that it is refused.

Yours faithfully

A solid black rectangular redaction box covering the signature of the author.

Appendix H

Licensing Team

██████████
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Name ██████████

Address – █████ Oxford Down
Chinnor
Oxon
OX39 █████

02/11/2021

Dear Sirs

Email; Licensing @southoxon.gov.uk

Licensing Act 2003

Notice of Application for a premises licence

Applicant; Toast HQ Ltd

Address – Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

I refer to the above-mentioned premises licence request and wish to **OBJECT** to the application for the following reasons;-

- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
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- The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. Consequently I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location.
- Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It is some time since the flats were converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal wall, ie two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position

itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.

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Yours faithfully



Appendix I

Licensing Team

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Windmill Close, Chinnor, OX39

2/11/2021

Dear Sirs

Email; Licensing @southoxon.gov.uk

Licensing Act 2003

Notice of Application for a premises licence

Applicant; Toast HQ Ltd

Address – Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

I refer to the above-mentioned premises licence request and wish to **OBJECT** to the application for the following reasons;-

- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
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- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. As such I **OBJECT** to the application and ask that it is refused.

Yours faithfully



Appendix J

[REDACTED]
 [REDACTED] Nichols House
 Thame Road
 Chinnor
 OX39 [REDACTED]

30th October 2021

Ref: LAPREM/15431/21

To whom it may concern,

I refer to the recently posted notice, regarding the above licence application for the sale of alcohol at the above referenced premises, that I understand will also be playing live/ recorded music and late night serving of refreshments

I strongly object to the application for the following reasons.

I own and occupy a residential flat which shares an internal dividing wall along the entire length of the applicants' premises, as shown by the attached plan.

Other factors to consider include, very limited space available for use as a restaurant/entertainment venue. Like my flat, the space is long and narrow with only one entrance/ exit. The building was originally a single retail unit with 80% of this building now having been converted into apartments. My ground floor apartment is situated from the proposed new business/premises only by an internal partition wall. Neither the partitioned walls, or ceilings have any soundproofing and in no way would they be able to reduce or keep out noise to my apartment. To even consider granting a premises licence that will mean live and recorded music, the volume of people chatting and laughing and the general melee of a licensed premises, is ludicrous given the proximity to a residential dwelling. To add to this, the venue will be open seven days a week and up to 15 hours a day. I am also concerned as to where the storing of bins, which will be large commercial ones, given the type of business, will be situated. As there is no room at the front of the premises, my concern is they will have to be situated at the rear outside of my residence. There is already limited space for the residential storing of bins, therefore having to provide space for large commercial bins will be a concern, not only from a space perspective but also an ongoing concern as to the frequency of use at all hours of the day, particularly at closing time which will be late at night/early hours of the morning, with little concern being given to any sleeping residents.

The proposed hours are well out of keeping with what should be considered reasonable in the area. The existing village entertainment venues and pubs of which there are several already, all have some element of space around them, this has none, so noise is most certainly going to be problematic. It will have a negative impact on the whole neighbourhood. The existing buildings are small retail outlets and residential apartments, I just don't see how the intended use could, in any way, fit into the existing neighbourhood.

An additional concern is parking. The property is being marketed with parking opposite; however, this is usually at full capacity, especially from 5pm onwards and at weekends. We currently have people parking on the pavement outside of the retail units on the main road, which means they are parked on zig zag lines, specifically there for the zebra crossing. Cars parked in this way not only impair the view of people wanting to use the zebra crossing but also completely block the view of drivers, when they are trying to exit onto the highway from the resident's car park at the rear. Given

the lack of onsite and adjacent available parking there would be a knock-on impact to residents in the nearby vicinity, exacerbating an already dangerous situation.

By way of background, I am pensioner and a semi-retired key worker living alone. I recently acquired the flat as my home in retirement. The prospect of what appears to be a restaurant with a licence to play music into the small hours literally inches away from my bedroom, living room and bathroom is frankly terrifying. I expected the premises to be used for commercial purposes, perhaps a shop, showroom or offices, but not in my worst fears as what is being proposed.

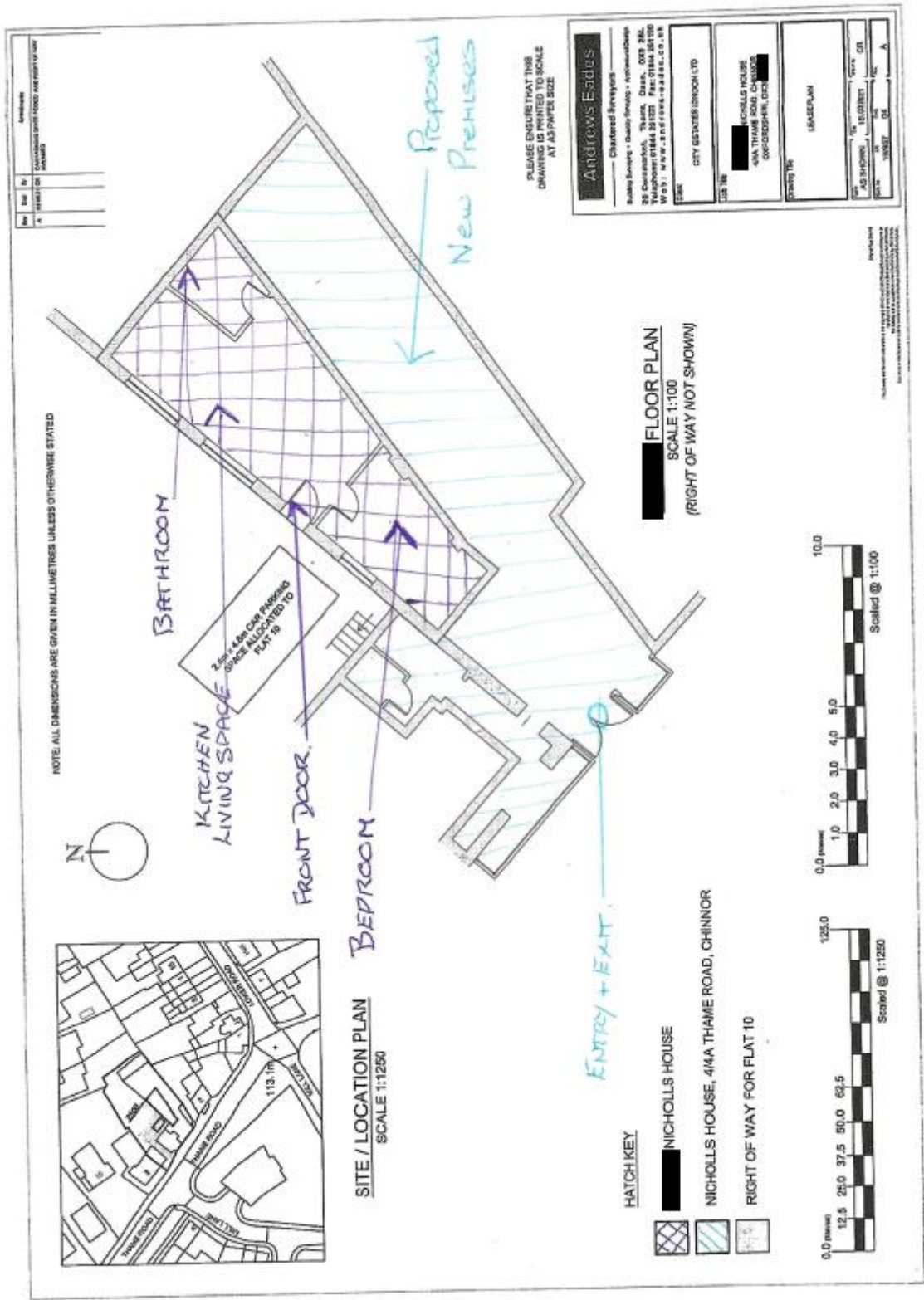
Others in the block will also be adversely affected. Should the licence be granted it will inevitably give rise to noise and nuisance complaints from the owners of adjoining properties to the local authority, creating a drain on already stretched resources. I'm sure there are also many other considerations, such as fire safety and building regulations.

The worry of this is seriously affecting my mental health and going forward if this licence is approved, I am seriously concerned about the long term affects and impact on my mental well-being.

If granted it is likely I will be forced to move to protect my health and well-being assuming I can find a buyer for what will be a seriously blighted property.

Yours Sincerely





Appendix K

From: [REDACTED]
Sent: 06 November 2021 11:50 AM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: LAPREM/15431/21

Dear Mr Fletcher.

Regarding the application for a Premised License at Nicholls House, 4 Thame Road, Chinnor, OX39 4QS.

As a resident at [REDACTED] Thame Road, Chinnor, OX39 [REDACTED], I wish to object to the grant of license being granted on the following grounds.

1. The prevention of public nuisance. The site is in a residential area with private dwellings above the premise and behind and would be an infringement to their privacy. This also applies to all surrounding residences and the predominantly elderly residents therein.
2. Public safety. There is no suitable parking for the site. Across the Thame Road there is private parking area for the Windmill Chase residents. Any parking by the clientele of this site would be infringing on their rights.
3. The prevention of crime and disorder. In my experience, alcohol, live music and weekend late night opening times will attract an undesirable culture of drugs to the area.
4. In addition I feel the proposed opening and closing times proposed are totally out of keeping with this village and the surrounding area.

In summary, I find this application totally inappropriate to the culture of Chinnor and can find NO benefit to it's residents that you represent.

Yours faithfully

[REDACTED]
Mob: [REDACTED]

Appendix L



Dear Sirs,
4 Thame Road, CHINWOK

I can't think of
a much worse site
to have a wine bar
with live, + other
music (?) than at
the above.

Noise, parking,
behaviour - does
Chinnor need this ?

Yours faithfully

[Redacted signature]

(Mrs)

1/11/21

Appendix M

From: [REDACTED]
Sent: 04 November 2021 17:41
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Licensing Application LAPREM/15431/21

I would like to object to the above application on the following grounds:-

1. The application is for a bar in a small retail unit within a converted property that is largely made up of flats, five of which are connected at some point to the proposed bar. With long licensing hours and recorded or live music this is bound to cause noise problems for those residents as well as those in the vicinity..
2. The property is on a busy main road, between 2 busy road junctions and has no available parking on site. There is a small car park in the new estate opposite which was meant for people visiting the shops on the main road and some of the houses in the new estate. If the licence goes ahead there is potential that people will park along the main roads and the new estate which could make it extremely dangerous for pedestrians, cyclists and vehicles.

I do not believe this is an appropriate development of this property.

[REDACTED]
[REDACTED]
Nicholls House
4 Thame Road
Chinnor
OX39 [REDACTED]

Appendix N

Licensing Team

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Thame Road
Chinnor
Oxon OX39

4/11/2021

REF:- LAPREM/15431/21.

Dear Sirs

Email; Licensing@southoxon.gov.uk

Licensing Act 2003

Notice of Application for a premises licence

Applicant; Toast HQ Ltd

ADDRESS – NICHOLLS HOUSE, 4 THAME ROAD, CHINNOR, OX39 4QS

I refer to the above-mentioned premises licence request and wish to **OBJECT** to the application for the following reasons;-

- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
- There is press commentary about a proposed similar application by this company relating to another property in High Wycombe High Street (Bucks Free Press 5/10/21). The press commentary refers to details being 'vague', but indicates 'it seems there will be some sort of bar, with mention of a food preparation area and bench seating - creating a "functional restaurant". The application for Nicholls House seems similarly vague, with the licensing application indicating that late night refreshments will be offered between 11pm and 1am on Fridays and Saturdays only, which seems to imply that this cannot be viewed as a traditional restaurant, the predominance of its activities being that of a drinking establishment and music venue / or nightclub.
- The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. Consequently I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location. In its current configuration there is no fire escape for this premise, nor any likely or alternative access for such.
- Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It has been some time since the flats were

converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal wall, i.e. two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.

- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. As such I OBJECT to the application and ask that it is refused.

YOURS FAITHFULLY

Tel [REDACTED]
email [REDACTED]

situated in the same parade constantly has hazardous/illegal parking from its shoppers and deliveries.

6. Most of Nicholls House has already been converted into flats, so this new venture would cause severe intrusion into the lives of those residents, particularly with live or recorded music, which tends to be very loud in establishments such as the applicant wants.

7. The area around Nicholls House is RESIDENTIAL and this was increased three years ago with the Bloor development of Windmill Chase. Indeed further down Mill Lane a further development has been added, with Driftway. The type of establishment being described is most UNSUITABLE for this area. Indeed it is not a suitable addition to any village location.

8. Live music tends to be very loud. When this happens at the Community Pavilion it can be heard on the Windmill Chase estate, although this situation is very rare. If this was to happen in Nicholls House on a regular basis, as described in the application, then our lives would be severely disrupted.

9. Establishments such as the application describes tend to be noisy, not only inside the premises, but also when the patrons leave the premises. This will have a serious effect on the properties around Nicholls House.

10. We are told that business and leisure premises, such as described, need to be well ventilated, in order to suppress the transmission of Covid. This would most likely lead to more noise causing an excessive nuisance to the nearby residential properties.

11. Whilst the applicant is vague as to the precise use of the premises, it is not unreasonable to conclude that it would be a club of some sort. These sort of premises are often highlighted as sources of antisocial behaviour. If this was the case, then allowing this application, could start a source of illegal drugs in the village, which would be foolhardy.

12. Establishments such as that described seem to attract a considerable number of customers that think waste can be thrown away anywhere. We collect weekly a plastic bag full of bottles, cans, cigarette packets, confectionery wrappers, general food wrappings, discarded masks and many other items from the car park and borders and green in Mill Lane as well as the bus stop and grass verge opposite Nicholls House. This is despite there being a waste bin at the bus stop. We would be surprised if this application was granted that litter would not increase.

13. Establishments similar to that being proposed often only allow smoking outside, creating more litter and general noise.

14. We are both over 70 years old and came to Chinnor as it was a quiet village. We sincerely hope this doesn't change. We would be severely effected by any noise/nuisance as we are virtually opposite the premises, being in Mill Lane some 40 yards away.

For all the above reasons we feel that the granting of a licence for the premises concerned is totally inappropriate and in no way in keeping with either the local area or the village itself. As such we OBJECT to this application and respectfully ask for it to be refused.

Yours faithfully



Appendix P

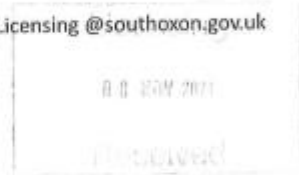
Licensing Team
 South Oxfordshire District Council
 135 Eastern Avenue
 Milton Park
 Abingdon
 OX14 4SB

Name [REDACTED]
 Address [REDACTED]
 NICHOLS HOUSE
 CHINNOR.
 OX39 [REDACTED]
 /11/2021

REF:- LAPREM/15431/21.
 Dear Sirs

Email; Licensing@southoxon.gov.uk

Licensing Act 2003
Notice of Application for a premises licence
Applicant; Toast HQ Ltd
Address – Nicholls House, 4 Thame Road, Chinnor, OX39 4QS



I refer to the above-mentioned premises licence request and wish to **OBJECT** to the application for the following reasons:-

- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
- There is press commentary about a proposed similar application by this company relating to another property in High Wycombe High Street (Bucks Free Press 5/10/21). The press commentary refers to details being 'vague', but indicates 'it seems there will be some sort of bar, with mention of a food preparation area and bench seating - creating a "functional restaurant". The application for Nicholls House seems similarly vague, with the licensing application indicating that late night refreshments will be offered between 11pm and 1am on Fridays and Saturdays only, which seems to imply that this cannot be viewed as a traditional restaurant, the predominance of its activities being that of a drinking establishment and music venue / or nightclub.
- The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. Consequently I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location.
- Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It has been some time since the flats were converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal wall, i.e. two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an

undisturbed and peaceful existence that this type of business, if approved, will severely harm.

- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. As such I **OBJECT** to the application and ask that it is refused.

Yours faithfully



Name; 

Appendix Q

To: Licensing team
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

From: [REDACTED]
[REDACTED] Thame Road
Chinnor
OX39 [REDACTED]

5 Nov 2021



Dear Sirs

Licensing Act 2003

Notice of Application for a premises licence by Toast HQ Ltd

Address: Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

I wish to object to the above licence request; in fact I find it unbelievable that such a request could be submitted, let alone considered.

In my memory, the premises has been a hardware store, empty, Silentview Windows, then empty for over 2 years. The rear part of the hardware store was converted into flats, some of which are on the first floor, directly above the premises in question. In addition, a further flat has recently been created in the rear part of the shop premises with only a stud wall in between. The noise levels associated with the planned development would be totally unacceptable to residents in these flats. I suspect the current levels of sound insulation would not be sufficient and even if it could be upgraded, it would not be possible to have windows open. The noise from within and from departing attendees would cause a nuisance well into the night.

There is also the issue of parking. There is no parking associated with the building, other than gated parking for the residents of the flats. The road outside is double yellow lined as far as my house. There is a small carpark opposite on the Bloor Estate, designated for shoppers at the convenience store, hairdressers and upholsterers. This is well used during the day and in the evening, both for shoppers and as an overflow area for residents on the Bloor Estate.

Licensed premises have suffered in Chinnor over the years. 10 Years ago there were 6 pubs in Chinnor, now there are 3. There is clearly no demand from local residents for further licensed premises. It would seem the expected clientele would come from outside the area, exacerbating the parking problem or causing noise and congestion late at night if taxis were involved. There is no evening public transport.

Deliveries to the premises would be problematic; closeness to the junction with Lower Road, a zebra crossing, a bus stop and double yellow lines prohibit any legal parking nearby.

All in all, these premises seem highly unsuitable for the proposed use and I urge you to reject the application.

Yours faithfully

[REDACTED]
[REDACTED]

Appendix R

From: [REDACTED]

Sent: 05 November 2021 09:03 PM

To: Licensing South <licensing@southoxon.gov.uk>

Subject: Re Premises Licence Application 4 Nicholls House Chinnor OX39 4QS

Dear Sir/Madam,

As an owner of a studio flat in Nicholls House, I'm emailing you to object to the application for a licence to serve alcohol, and play live music in the building.

The majority of the building is residential, as is the surrounding area. The properties are not adequately sound proofed against music being played at such close quarters.

Also, there is insufficient parking in the area. Thame Road is not safe to park on, and opposite the parking areas are for the housing estate.

I hope you will take note of my objection, and refuse the application.

Regards,

[REDACTED]
[REDACTED] Nicholls House, 4 Thame Road, Chinnor, Oxfordshire, OX39 [REDACTED].

Appendix S

[REDACTED]
Oxford Down
Chinnor
OX39 [REDACTED]

Licensing Team
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

6 November 2021

Dear Sir

Application for a premises licence by Toast HQ Ltd (the "applicant")
Address – Nicholls House, 4 Thame Road, Chinnor, OX39 4QS (the "premises")
Reference: LAPREM / 15431 / 21

We write in relation to the licence application that has been submitted by Toast HQ Ltd, under reference LAPREM/15431/21, in relation to the premises and we wish to **OBJECT** to the application.

The reasons for our objection fall into the following categories:

1. Suitability of the location;
2. Impact to local residents and safety of children;
3. Lack of detail on the application;
4. Lack of track record for the applicant.

I will address each of these points in turn below.

1. Suitability of the location

The premises are located on one of the main routes into and out of the village and there is no dedicated parking facilities for the benefit of the premises, which means there is no parking available for deliveries nor patrons.

With regards to deliveries, there is a bus stop to the left hand side of the premises, but that ends almost directly outside. Then commencing outside the premises are hatched markings for the zebra crossing, which is around 20 metres to the right of the premises. This means there is no suitable and legal place for any delivery vehicles to park outside the premises. If the deliveries were to park kerbside outside the premises, they would be causing a severe obstruction, impairing the view for both motorists and pedestrians, and most importantly, they would be illegally parked.

With regards to patrons, there is a very small car park opposite the premises. However, this is at capacity and full almost every day, therefore, there is no available parking for the patrons that will presumably be travelling from outside the village. I acknowledge that some patrons will be village locals and will therefore walk to the premises, but clearly there will be

numerous patrons travelling and needing somewhere to park. The lack of parking facilities will mean the patrons will be parking in residential roads nearby, which are not meant for this purpose, nor should the residents be expected to endure commercial parking outside their properties.

We believe that a similar application has been made for a premises in High Wycombe by the applicant. However, there is a significant difference between the locations, in that the High Wycombe premises appears to be within the town centre and would be a suitable location for this type of business, compared to the premises in Chinnor, which is amongst residential housing in a country village.

2. Impact to local residents and safety of children

As we have already noted in point 1 above, the lack of parking would have a significant impact on the local residents, with patrons being forced to find somewhere to park amongst the residential roads. This has potential to lead to issues with inconsiderate parking, resident's driveways being blocked and parking in private parking spaces.

In addition, there is a large volume of families and young children in the vicinity of the premises and increased traffic in the residential roads will put the safety of the local children at a heightened risk.

The application is to live music until 11pm during the week and 12am on Fridays and Saturdays, with recorded music continuing until 1am. As already noted, the premises are in a residential area, with families and young children, and therefore the noise pollution that will be produced as a result is not suitable for the area in which the premises is situated.

We also note that the applicant is applying for a licence to remain open until 11:30pm on weekdays, and 1:30am on Saturday and Sunday mornings. Patrons leaving premises at these times (and having been drinking alcohol throughout the night) will, without doubt, make a considerable level of noise. This will have a further detrimental impact on the quality of life for the local residents and their young children.

Furthermore, and due to the issue set out in point 3 below, based on the type of establishment this would appear to be, this would bring additional potential impacts to local residents with the anti-social behaviour that would unfortunately come with such an establishment.

3. Lack of detail on the application

There is a severe lack of detail from the applicant on their plans for the premises and therefore, the application seems to be the only detail available to consider. Whilst there appears to be a suggestion of some form of food preparation under the application, the late music and opening times into the early mornings, suggest that this would not be a "traditional" restaurant and therefore we assume the plans are for some form of "nightclub" type music establishment, which would be completely inappropriate for the surrounding area.

The failure by the applicant to engage with local residents on the plans also suggests they have no overriding concern for the local residents and how their plans would impact them.

4. Lack of track record for the applicant

Similar to the lack of detail on the application under point 3 above, there is also a severe lack of detail on the applicant. It appears that Toast HQ Ltd was only incorporated in March 2021, whilst this is not directly an issue, the lack of proven track record for the business, either positive or negative. This is significant concern to us as local residents in the vicinity of the premises.

For the reasons we have set out above, we consider the application for these premises to be wholly inappropriate, materially out of place for the surrounding area and one that will cause significant detriment to the local residents in the vicinity of the premises. For the reasons we have set out we have also demonstrated that the application fails the licencing objectives as it would:

- increase crime/disorder in the area;
- increase the risk of harm to children; and
- be a public nuisance.

As such, we strongly object to the application and we would ask that it is refused accordingly.

Yours faithfully

[Redacted signature]

[Redacted name]

Email: [Redacted email address]

c.c. Chinnor Parish Council

Appendix T

Licensing Team
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

██████████
Fourways
██████████ Station Road
Chinnor
OX39 ██████████

08/11/2021

REF:- LAPREM/15431/21.

Dear Sirs
Licensing@southoxon.gov.uk

Email;

Licensing Act 2003

Notice of Application for a premises licence

Applicant; Toast HQ Ltd

ADDRESS – NICHOLLS HOUSE, 4 THAME ROAD, CHINNOR, OX39 4QS

I refer to the above-mentioned premises licence request and wish to **OBJECT to the application** for the following reasons:-

- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
- There is press commentary about a proposed similar application by this company relating to another property in High Wycombe High Street (Bucks Free Press 5/10/21). The press commentary refers to details being 'vague', but indicates 'it seems there will be some sort of bar, with mention of a food preparation area and bench seating - creating a "functional restaurant". The application for Nicholls House seems similarly vague, with the licensing application indicating that late night refreshments will be offered between 11pm and 1am on Fridays and Saturdays only, which seems to imply that this cannot be viewed as a traditional restaurant, the predominance of its activities being that of a drinking establishment and music venue / or nightclub.
- The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. Consequently I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location.
- Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It has been some time since the flats were

converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal wall, i.e. two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.

- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.
- Chinnor is already serviced by 4 establishments which have a bar, with 2 serving food and having live music on a regular basis. Therefore, it would seem Chinnor, as a small village, is already adequately served by drinking / food establishments.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. **As such I OBJECT to the application and ask that it is refused.**

Appendix U

Licensing Team
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB
Email: Licensing@southoxon.gov.uk

[REDACTED]
Oxford Down
Chinnor
OX39 [REDACTED]
[REDACTED]

8 November 2021

To whom it may concern

Licensing Act 2003
Reference LAPREM/15431/21
Notice of Application for a premises license
Applicant: Toast HQ Ltd
Address – Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

I wish to raise my objection strongly regarding the above application. Please see my reasons below:

- There is press commentary about a proposed similar application by this company relating to another property in High Wycombe High Street (Bucks Free Press 5/10/21). The press commentary refers to details being 'vague', but indicates 'it seems there will be some sort of bar, with mention of a food preparation area and bench seating - creating a "functional restaurant". The application for Nicholls House seems similarly vague, with the licensing application indicating that late night refreshments will be offered between 11pm and 1am on Fridays and Saturdays only, which seems to imply that this cannot be viewed as a traditional restaurant, the predominance of its activities being that of a drinking establishment and music venue / or nightclub.
- The primary reasons for objection rest with the subject property itself; the property known as Nicholls House has only ever been a hardware store (for many years) and latterly a double glazing and ancillary showroom, vacated in 2019. The commercial property fronts onto Thame Road, Chinnor, with the only other commercial properties comprising an upholsterer, a hairdressers and a small convenience store. Surrounding the commercial properties on each side are residential homes and flats. Consequently there is a material difference between the proposed venue in High Wycombe High Street and that proposed in Chinnor, which is predominantly residential in nature. Consequently I consider the proposed venue to be unfit for purpose given the intended nature of its activities, having regard to its location.
- The proposed operator (Toast HQ Ltd) was incorporated in March 2021 and whilst there is no apparent negative feedback surrounding this company, equally there is no track record that provides comfort that this company can be viewed as a competent and sympathetic operator. This is especially important given the premises that are the subject of this application (see later comments).
- The roads adjoining Nicholls House are quite narrow and can be difficult to negotiate, particularly Lower Road. Nicholls House itself does not benefit from any material level of dedicated commercial parking, land at the rear being for the residential flats. There is a small car park opposite, on the Bloor development, built 2017-2019, which, as part of the planning conditions, was designed for use by the commercial shops, but this is normally full with local residents' cars

and sundry commercial vehicles from time to time. This therefore offers no level of beneficial parking that the proposed music venue could utilise. Consequently the natural corollary is the vehicles used by the club's patrons would spill over into the residential estate known as Windmill Chase, to the detriment of local residents as there is, simply, nowhere else to go.

- Additionally, and of key importance, the rest of the subject property, which extends backwards quite some way, has been converted into a total of 10 residential flats, some of whose owners are quite elderly. This approximates to 80% of the floorspace of Nicholls House, over two storeys. It is some time since the flats were converted and it is unlikely that modern day soundproofing techniques will have been used in their conversion. Indeed, it is known that the ground floor flat that adjoins the proposed venue is divided only by a simple internal wall, i.e. two sheets of plasterboard. It is most likely therefore that the other converted flats will be of similar construction and therefore wholly unsuitable for a business that seems to position itself as a music venue, of both recorded and live music. People who have lived in the flats, in some cases for some time, have a right to an undisturbed and peaceful existence that this type of business, if approved, will severely harm.
- The licensing application requests that the venue stay open until 11.30 weekdays and until 1.30am Fridays and Saturdays. Live music is requested until 11pm during the week, until midnight on Fridays and Saturdays, and with recorded music until 1am on Fridays and Saturdays. Having regard to the indifferent level of soundproofing within the flats, I consider this to be wholly unacceptable to those residents.
- On the expectation that patrons' cars will be parked in the Bloor development directly opposite, the level of noise from customers leaving the venue, potentially up to at least 1.30am on Saturday and Sunday mornings, could be considerable, and could be further exacerbated by those patrons chatting to friends and colleagues before actually driving off. Consequently there is a high level of probability that those residents will be materially disadvantaged by the patrons of the music venue.
- Deliveries of beer and alcohol could not be made to the proposed venue in a way that would be in accordance with the Highway Code. There is a bus stop, followed by a small space that is not the subject of parking restrictions (enough for one car only) then the hatched markings of a zebra crossing. Any delivery vehicle would have to park illegally kerbside to unload and pick up empties, and would provide a visual (and probable physical) obstruction to pedestrians wishing to use both the pavement and zebra crossing when on the side of the subject property.

For all of the above reasons therefore I consider that the request for these premises to be used as a music venue and / or night club is unreasonable, and materially out of keeping with the other commercial units in the direct locality. Additionally, no allowance is made for the material nuisance that will arise to local residents, both in terms of any noise emanating from the premises itself and as a consequence of customers leaving the property at any time. As such I **OBJECT** to the application and ask that it is refused.

Yours faithfully,



Appendix V

From: [REDACTED]
Sent: 08 November 2021 04:20 PM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Re: LAPREM/15431/21

Dear Sir/Madam,

Re: Licensing Application LAPREM/15431/21 4Thame Rd, Chinnor

I wish to make the following comments and objections to this proposed development:

I would say that this is a wholly inappropriate application as, although the premises are on the main Thame road, they are situated within a largely residential area and music/noise every day and up to 1.30 a.m on Fridays and Saturdays is wholly inappropriate.

If it's the building I am thinking of, which used to be the office of Silent View windows, there are flats over the top of the premises which are privately owned and their life would, I imagine, be hell if they have this level of noise every night as it is proposed that it will be open to at least 11 on most nights.

There is no way in which the owners could prevent people who have been to the premises causing noise and nuisance when they leave late at night. There is no car parking I am aware of apart from the small area opposite the building, which is not large or suitable enough for parking for a restaurant/night club.

It is really not clear from the submission to the council exactly what the nature of the business is that the owner (Toast) is proposing and I am not reassured by the things which she proposes to do to mitigate noise and nuisance. The potential for drunk people (and probably drugs circulating) is pretty high - Chinnor is just not large enough nor does it have the policing available to be able to support such a premises.

I should say that where I am in Mill Lane near the school, we are unlikely to be directly affected so my comments are based solely on the effect on the area around the proposed venue and the very "woolly" outline on the District Council website, which appears to be deliberately vague on exactly what will be offered.

I hope that the licensing authority will not support this application.

Thanks

[REDACTED]
Mill Lane, Chinnor

Appendix W

From: [REDACTED]
Sent: 09 November 2021 02:09 PM
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Objection to Premises Licence: Reference LAPREM/15431/21

Good afternoon

This is an objection to Toast HQ's application for a Premises License (LAPREM/15431/21) at Nicholls House, 4 Thame Road, Chinnor OX39 4QS.

I wish to object because the grant of this licence will impact the licensing objective of the prevention of public nuisance for the following reasons:

1. The premises are in a residential area. Chinnor already has a number outlets serving food during daytime opening hours plus there are three pubs operating standard licensing hours. Therefore, the concern is that the draw of the Toast premises will be the later opening hours particularly on Saturdays and Sundays with the premises being open to 1.30am. Even though the applicant has stated that "noise/vibration will be maintained at an appropriate level with neighbours in mind" and "we do not anticipate any noise above background music level and chatter", there will definitely be a detrimental impact on residents' quality of life.
2. Chinnor is a quiet village and we are worried about increased human traffic at late hours in a residential area around Thame Road, Mill Lane, Station Road and Lower Road. The impact will be an increased likelihood of noise pollution and nuisance.

I also wish to object because the grant of this licence will impact the licensing objective of the prevention of crime and disorder for the following reasons:

1. There are already three public houses in Chinnor so the village is well-catered in terms of alcohol and entertainment opportunities, plus there four retail outlets selling alcohol. Having another business focused around the sale of alcohol seems unnecessary and will contribute to anti-social behaviour including nuisance and the supply and use of illegal drugs.
2. Increased human traffic/activity at late hours in a largely residential area around Thame Road, Mill Lane, Station Road and Lower Road means there is an increased likelihood of anti-social behaviour.

Regards

[REDACTED]
[REDACTED] Mill Lane
Chinnor
OX39 [REDACTED]

Appendix X

From: [REDACTED]
Sent: 10 November 2021 10:15 AM
To: Licensing South <licensing@southoxon.gov.uk>
Cc: Liz Folley <chinnorpc@btconnect.com>
Subject: LAPREM/15431/21

Our comments on the above licencing application are below and attached.

We would like to make the following comments regarding the above licence application which is inappropriate in a village setting:

The prevention of public nuisance

The premises are in a residential area and opposite a new housing estate which includes many young families. The current businesses in the area include an upholstery workshop, a hairdressing salon, a convenience store and a café which do not operate late at night. Patrons of the proposed site would spill out onto the pavement and surrounding area to smoke. The 'unrestricted public car park' opposite is used by residents rarely with any spare spaces. This would lead to patrons parking on local roads in an area which has two junctions and a zebra crossing and limited on street parking. The premises would not only open before other local pubs within the village and surrounding area, but more importantly would remain open after other establishments in the area have closed, therefore attracting more traffic and potentially loud pedestrians who would be leaving the premises late at night or in the early hours of the morning thus disturbing the many local residents.

Public safety

It is unclear if there is a rear entrance to the property. If not, this would mean that any deliveries would be made through the front door which is on a main road by a zebra crossing, in between two T junctions and opposite a bus stop. This has the potential to lead to a dangerous situation for pedestrians and traffic.

It is unclear what provisions would be made for a fire exit if there is no rear or side entrance.

[REDACTED], [REDACTED] Mill Lane, Chinnor, OX39 [REDACTED]

Appendix Y

Licensing Act 2003

Application for Premises Licence Ref: LAPREM/15431/21

Address: ■ Thame Road, CHINNOR, OX39 ■

My name is ■ and I am the owner of ■ Nicholls House which is situated directly above the application premises.

I refer to the above mentioned premises licence application and wish strongly to OBJECT for the following reasons:

- The property is situated in a primarily residential area.
- Nicholls House primarily consists of 10 residential dwellings which covers some 80% of the overall floor space.
- With the exception of an upholsterer, a hairdresser and a small convenience store the remaining area is residential.
- The intended use of the application site is not fit for purpose within this residential location.
- It has been sometime since the flats were converted and therefore would not be to the appropriate level of sound proofing.
- The proposal to allow patrons to leave up to 1.30am would create unacceptable levels of noise and nuisance.
- Patrons could congregate outside on the pavement creating a noise and disturbance.
- There is no private outdoor space to accommodate the patrons.
- The congregating of patrons outside could lead to general lack of safety in a residential area.
- Drinking could lead to an increase of crime.
- Public safety will be compromised.
- An increased footfall within this residential area will lead to safety issues and traffic congestion.
- There is no parking associated with this property which would leave patrons parking in Thame Road which would create traffic congestion with all the safety considerations associated with that.
- Deliveries would be an issue as the vehicles would need to park on Thame Road or the pavement causing a physical obstruction to pedestrians along with associated noise disturbance.
- Patrons will park in the new residential development opposite the application site causing a noise and general disturbance to residents.

For all the reasons stated above I therefore consider that the request for these premises to be used as a music venue and or nightclub is totally unreasonable and materially out of keeping within a residential area.

Additionally no allowance is made for the material nuisance that will arise to local residents both in terms of noise emulating from the premises itself and as a consequence of customers congregating outside and leaving the property at unsociable hours.

As such I strongly OBJECT to this application and trust that you do not allow the proposal to be granted approval.

Yours Faithfully

■

Appendix Z

Licensing Team

[REDACTED]
Avenue
Milton Park
Abingdon
OX14 4SB

Mill Lane

South Oxfordshire District Council
135 Eastern

Chinnor

Oxon
OX39 [REDACTED]

10th November 2021

To whom it may concern,

Nicholls House, 4 Thame Road, Chinnor, OX39 4QS

Section 17 Licensing Act 2003

Reference: LAPREM/15431/21

Toast HQ Ltd

We are writing with regards to the above application for a Premises License for sale of alcohol, recorded/live music and late-night refreshments within licensed hours which we strongly object against:

Location and Noise concerns

Nicholls House is situated in our beautiful picturesque village of Chinnor. The premises are attached and surround by a number a residential flats which have been modified since the original building was constructed. Therefore, in our opinion is not suitable for a venue serving alcohol with live music and late opening hours. The premises are also surrounded by a high number of dwellings, affecting those residing on the Thame Road, Mill Lane, Oxford Down, Windmill Close, Malyns Close, Dimbles Gate, Lower Road, Station Road and Van Diemens Close. This is not helped by the area to the front of the building being extremely “echoey” due to the open space directly opposite surrounded by a number of dwellings. For example, conversations in the bus stop, on the road, outside the shop can be heard within the proximity. The local Chinnor Silver Band can be heard clearly from Lower Road when they are practicing therefore, we strongly suspect we are going to suffer from noise pollution of unwelcoming live music when being played from a closer proximity.

Live music and late licensing hours are simply not acceptable or fitting for the location. It will cause an unacceptable level of excessive noise to our sleepy village during the day and especially at night.

Parking

We assume that the carpark opposite the premises will be the suggested location to accommodate visiting customers. It should be pointed out that the carpark is already used heavily by local residents and it is also there to support the shops and businesses surrounding Nicholls House. The car park is full to capacity already much of the time. If customers are unable to park in the carpark, they will park either on the road, on pavements or on residential streets (mainly Windmill Chase, the newly built Bloor development) which is not suitable. Mill Lane already has its safety challenges due to the poor design of the newly adapted road junctions and for cars to park on the road will increase the risk of accidents. This is without taking into account the noise, fumes and disturbances late at night when customers return to their cars, waiting for transportation or walking home. There has also been reports of antisocial behaviour to our local community Police Officer due to car groups and drug dealing / activity in the car park along with litter as well. An alcohol and late license will only encourage more unruly and noisy activity.

Deliveries

How will deliveries be made to the premise? There is a bus stop and pedestrian crossing outside the venue which already causes traffic issues during busy periods. Many have witnessed near misses on the pedestrian crossing when drivers are obstructed by parked vehicles that shouldn't be parked on staggered lines. Again, this is a risk to causing accidents or injury to pedestrians/children.

General Concerns

How do we know that the company who has made this application has the knowledge and experience to run a late licensed premise? Will they be respectful to the community? What security will they have on hand to prevent there being any disturbances to the neighbours.

We have The Pavilion within a few minutes' walk away which is the perfect place for live bands and late licensing. We thoroughly enjoy this venue; we do not need another. We also have three lovely pubs which again are enjoyed by the locals with the landlords being respectful to the residents. We are not aware of these being open until 1am.

With all of our above comments, Nicholls House, 4 Thame Road, Chinnor is not a suitable venue for a sale of alcohol, for late opening hours and certainly not for recorded and live music to be played. We strongly object against this application and request for this application to be refused.

With Regards

████████████████████

cc. licensing@southoxon.gov.uk & chinnorpc@btconnect.com

Appendix AA

From: [REDACTED]
Sent: 10 November 2021 13:46
To: Licensing South <licensing@southoxon.gov.uk>
Subject: LAPREM/15431121

Objection to opening hour with live/recorded music

Reason : No soundproofing between internal walls in which above and attached are residential .

When no 4 Thame Road was occupied you were able to hear doors shutting and toilet flushing and the flat above you were able to hear washing machine, hoovering and toddler running about.

Opening hours until 1am in the morning is really not acceptable.

[REDACTED]

[REDACTED]

[REDACTED] Thame Road
Chinnor
Oxon
Ox39 [REDACTED]

[REDACTED]

Appendix AB

From: [REDACTED]
Sent: 11 November 2021 01:13
To: Licensing South <licensing@southoxon.gov.uk>
Subject: Ref: LAPREM/15431/21

Dear Sir/Madam

I am writing to object to the application by Toast with regard to Nicholls House, 4 Thame Road, Chinnor OX39 4QS.

It is unclear from the lack of information provided by the applicant on your website as to what is proposed with regard to the nature of the venue. The main intention at the moment seems to be to gain a licence to sell alcohol for long hours, with music, live or not. I'm sure you have received detailed submissions with regard to the problems with this – and I share these concerns:

- noise pollution particularly for those in the flats immediately around the premises
- lack of parking for those visiting the premises
- lack of legal parking space for deliveries, especially given the proximity of a zebra crossing
- unsociably late hours, especially on Fridays and Saturdays, for such a premises to be open in what is basically a residential area

This is just a summary of my objections – please let me know if you wish me to amplify them.

Yours faithfully

[REDACTED]
[REDACTED] Thame Road, Chinnor, OX39 [REDACTED]

Appendix AC

From: [REDACTED]
To: licensing@southoxon.gov.uk
Sent: Wednesday, 10 Nov, 2021 At 16:54
Subject: LAPREM/15431/21
Dear Sir,

I have noted the advice of application for a Premises Licence at Nicholls House, 4 Thame Road, Chinnor OX39 4QS and wish to make a strong objection to this application. The property is surrounded by houses and backs directly onto Malyns Close and any music (recorded or live) will have a detrimental effect on what is now a quiet cul de sac, peopled by a number of senior citizens.

This is over and above the effect the premises change of use will have at the front of the property, on the busy (and increasingly busy) main road through the village of Chinnor from Thame. There is insufficient parking outside the premises, the corner just a few yards away from the entrance is extremely congested at peak times with lorries and buses often resorting to mounting the pavements, and the viability of such a project must be very doubtful in the best of times. A number of Public Houses in the village have been forced to close in the last 10 years through lack of support and another licensed premises is just not required.

The opening hours applied for cannot be allowed in such a built up area; the Village Hall and the Sports Pavilion in Station Road are not allowed to hold music events later than 11.00 pm, so there can be no justification for allowing music until 1.00am on any night.

Please advise me further, if any additional representation is required.

Yours faithfully,

[REDACTED]
[REDACTED]

Malyns Close, Chinnor, Oxon OX39 [REDACTED]

Appendix AD



Chinnor Parish Council

Community Pavilion
Station Road
Chinnor
Oxfordshire

Licensing Team
SODC
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

11th November 2021

LAPREM/15431/21

Chinnor Parish Council **strongly objects** to this application and believes that a business of this type is unsuitable at this premises and location.

The reasons for objection are:-

Prevention of Public Nuisance

The premises contain several residential flats with poor standards of sound insulation. In the surrounding area there is a large amount of residential properties. The late night timings are un-social and unreasonable in a residential area. There is no allocated parking at this site. The public car park across the road is frequently fully occupied. There is no area for deliveries -delivery lorries would need to park on a pavement between a bus stop and zebra crossing adjacent to 2 road junctions, causing obstruction and reducing visibility in a vulnerable area. There is no indication of the ability to control noise levels both inside and outside. Outside noise levels will include late night departures. There is no indication of how cooking smells will be dealt with. There is no indication of how waste will be dealt with and stored. This residential area is not suitable for late night opening

Public Safety

No indication of a separate fire exit at this building
Exit from building is onto a main Road
Consider TVP and OCC Fire Brigades views on these matters

Prevention of Crime & Disorder

Please consider the views of Thames Valley Police and any mitigation measures that they would support

For all of the above reasons this application is unreasonable and out of character in this area.

Liz Folley
Parish Clerk

Phone: 01844 353267 E-mail: chinnorpc@btconnect.com
Clerk: Mrs. Liz Folley

Appendix AE

TEL: [REDACTED]

[REDACTED] Elderdene,
CHINNOR
OX39 [REDACTED]

11th November 2021.

The Licensing Team,

S.O.D.C.

Dear Licensing Team.

REF: Licence application. LAPREM/15431/21 4 Thame Road, CHINNOR OX39 4QS

I wish to object to this application mainly on the following grounds:

Safety of children;

4 Thame Road is immediately by the stop used by the school buses from Thame. These are double decker buses – I do not know how many but there are several. At the moment the children head for the convenience store next to No 4 , then when they have made their purchases head for the pedestrian crossing outside. As this is a very busy junction there are often many children waiting to cross. What will be the temptation for the older pupils to see what is going on at No 4 ? This part of Thame Road is also used by young people making their way to Whites Playing fields, Mill Lane School, Windmill Cafe and to the new homes on Mill Lane facing Thame Road. The traffic congestion in this area has greatly increased since the cross roads were closed. I refer you to a past precedence when the Bird in Hand public house was situated on the corner of the cross roads started to have live entertainment and the chaos that ensued. This activity was stopped.

Public Safety:

All the above applies but added to this is that the adjacent hairdresser, Generations, is popular with the elderly and disabled as this business has made their premises very customer friendly.

There is severe limitation on parking availability. Recently, vans apparently coming to No.4 are parking on the pavement without leaving the required 'buggy space' for mothers to pass. With the new homes on Mill Lane there are more buggies in evidence.+

Contin. Page 2

Page 2: LA PREM/15431/21 4 Thame Road, CHINNOR. OX39 4QS

Public Safety, (contin)

A cafe has recently opened on the corner. This generates movement of people and cars. They have their own car park which alleviates parking problems but adds to the traffic difficulties of that end of Thame Road.

Public Nuisance:

Much of the above applies. Additionally there will be considerable nuisance to the residents living above and behind No.4, to the houses in Mill Lane facing Thame Road, to bus passengers waiting at the stops outside, and to the customers of the adjacent businesses. In particular to those businesses adjacent to No 4: The party walls are very thin and customers to these businesses will not want to be assailed by piped or live music.

Prevention of Crime and Disorder.

The position and extensive hours of the proposed business, hours well beyond those of the other businesses in that part of Thame Road, just make it very attractive to crime - possibly drug dealing?

Chinnor is still designated as a village. With a considerable amount of very varied entertainment already well established around the village, is this type of business either needed or suitable? Will it pull in customers from elsewhere causing even more chaos?

Yours sincerely,



Appendix AF

Mill Lane
Chinnor
Oxfordshire
OX39

11th November, 2021

To whom it may concern,

We were very disappointed to hear about the Toast Ltd application [ref LAMPREM/15431/21] for a late night/early morning alcohol and live music licence via a local social media page as we did not see the prescribed notice in a local newspaper. The A4 notice was displayed on the entrance door which is set back from the main facade and not very visible. We feel it has not been very well publicised and rather than communicating and embracing with the local community a more guarded approach has been taken to disseminating the licensing application. Also the information available is vague with no detail on the type of licenced premises it will be.

The Bucks Free Press recently had an article regarding Toast Ltd, in the article they appear to have applied for a late night/early morning live music and alcohol licence in High Wycombe town centre, we are struggling to see how a business suitable for a large town centre can also be suitable for a rural village such as Chinnor.

We have grave concerns about such a licence being granted and would like to express our feelings.

We feel that the area is primarily a quiet residential area with a few small businesses, a hairdresser, an antiques workshop and a convenience store with people's homes above and adjacent to Nicholls House. This location is not at all appropriate for a late night/early morning live music and bar venue.

There is very little parking near Nicholls House with the car park opposite regularly having few or no free parking spaces. The parking on the Thame road directly outside Nicholls House is limited and people often park on the pavement which the Highway Code states is not permitted partially or wholly, parking here can also be dangerous as it obscures drivers view of the zebra crossing when approaching from Thame. Parking directly outside will also be an issue when the premises are taking deliveries, bands unloading and reloading or other such activities, these issues will only be compounded by the bus stop opposite.

This late night/early morning live music and bar venue will encourage patrons from other earlier closing premises with these people concentrating at Toast as opposed to them dispersing from their previous establishments. Toast will undoubtedly encourage customers from other villages, towns and even city's, not just the Village of Chinnor bringing people and traffic to the area into the late hours and early morning. This activity will only heighten the impact these extra people and their vehicles will bring.

These customers will also be making their way home in the early hours of the morning, maybe using Estover Way which is a road for residents and not a through road or other roads within the village.

Where would the customers of Toast go to smoke or vape? Congregating on the pavement outside for example will cause an increase in noise levels. Even if trying to keep the noise levels down this will be an issue especially in the warmer months when people like to have their windows open.

Toast with its bar, late night/early morning live music, it's patrons and additional traffic will create a considerable amount of noise and disruption disturbing residents' sleep. This noise and disturbance could promote public nuisance, cause a potential rise in crime and disorder from these late night/early morning revellers, this must surely be of concern for the local police and possibly other emergency services.

With a mix of young families and older residents this area is very quiet and totally unsuitable for a late night/early morning live music and drinking venue. The local residents did not move next to such an establishment and many in the locality would not purchase a property near such a business, why should they have one forced upon them.

Thank you for your time,

████████████████████

Appendix AG

From: [REDACTED]
Sent: 04 November 2021 12:49
To: Fletcher, Charlie <charlie.fletcher@southandvale.gov.uk>
Subject: Re: Premises License TOAST HQ Ltd

Good Afternoon Charlie,

My full address is- [REDACTED] lower Road, Chinnor, OX39 [REDACTED]
Name- [REDACTED]

Thank you for getting back to me. In response to your email I would like to state my objections as followed.

I wish to object because the grant of this licence will impact the licensing objective of the prevention of public nuisance. The area surrounding this licensing objective is a residential area and is not situated on a prominent high street where this is expected. In addition this is a main road where there is no specific car park situated specifically for the venue. The only car park near is opposite which is currently always full in the day time and night time by residents of the new housing estate. This would mean cars parking along the double yellow road outside the premises causing serious congestion and nuisance to residents at very unsociable hours.

In addition to this, in the application it states music will be played till late which I believe is highly inappropriate due to the fact that there is a flat situated behind the premises and flats and residential housing above and in the close proximity of the venue.

I also wish to object because the grant of this licence will impact the licensing objective of the public safety and The protection of children from harm. I believe this because this licensing premises is based on a main road opposite a bus stop which is permanently in use of school busses throughout the whole day. This would mean putting the risk of children's safety in harm. Not only getting on and off the bus but crossing the road as there will be an abundance of cars situated outside this venue through all hours of the day making it difficult for children to cross the road and will make it hard for them to be seen especially in the winter months when it gets darker earlier in the day.

Also as I previously stated, my shop is situated two shops down from the grant of this licence and my car park entrance is situated along this road too. I believe this will severely impact the public safety. This is because cars and taxis will be parking in front of the entrance to my car park and my entrance which will impact the safety of my customers. Who may I add are a lot of children. It would seem the location of this proposed plan should be situated in a busy high street with other late opening shops or a location where a car park is available solely for this business. This location would seem completely absurd.

I hope you take into account my views on this matter.

Many thanks,
[REDACTED]

Appendix AH – Statement of applicant

Statement

Having received news of representations from local residents, I felt a statement giving more information about my concept and intentions for the premises would hopefully negate some of the concerns as well as give a clearer idea as to what to expect from the premises in order to avoid confusion.

'toast.' will be a licensed café/restaurant offering an innovative casual dining experience. We'll be serving an array of nibbles, topped toasts, sharing platters and small plates and will have a selection of fine wines to complement the food. 'toast.' will be a food focussed environment, marketed as a premium venue with food and drink of a high quality. A large part of our offering is also focussing on the morning/day trade and as such, we'll be serving delicious coffee, a large range of teas, juices and smoothies as well as pastries.

A large part of the business is oriented around sustainability, something that is of great importance personally. For example, our coffee and tea suppliers only source via direct trade and have matching values to our own. I have included more information in the accompanying document. To add to our green approach, we aim to produce as little waste as possible, using fully compostable coffee cups, saving our coffee grounds to compost and give to local farmers and much more.

Wine is also significant to our concept. We want to bring a range of fine wines for our clientele to be able to taste as well as learn about. Additionally, we feel it's important to offer wines that not only can you not find elsewhere, but also stocking some exceptional wines from small, family-run vineyards. Whilst wine is at the core of our drinks offering, we will also supplement this with a small range of quality products. Notably, we will not be serving draught beer and instead, will stock a very small selection of craft beers.

We have made a number of decisions relating to our offering, particularly relating to those mentioned above that we strongly believe will influence the clientele that 'toast.' attracts. Ultimately, this will create a civilised yet casual environment for customers to sit and enjoy a sharing platter and a couple of topped toasts along with a coffee or a glass of fine wine with friends or family.

We completely empathise with nearby residents having concerns and have taken these into account when selecting No. 4. Whilst we do not anticipate noise being above background level chatter, we have accounted for prevention of public nuisance along with prevention of crime and disorder, public safety and protection of children from harm.

We have also removed live music and recorded music (regulated entertainment) from the premises licence application and have included additional measures to uphold the licensing objectives which have been detailed in one of the accompanying documents.

Living locally to Chinnor myself, I strongly believe that 'toast.' would make a great addition to the area and that it fills a gap in the market with venues currently limited to pubs, Indian restaurants, takeaways as well as other cafés. Whilst considering Chinnor and subsequently, looking for suitable premises, I deemed No. 4 a great option. Despite being in close proximity to residential property, as with a lot of other licensed premises nearby, we are entirely confident that 'toast.' will not cause disruption and public nuisance and rest assured, we will put a number of measures in place to ensure this.

Please do consult the additional documents for more information on the concept, an idea of design, and further information relating to the licensing objectives. I sincerely hope that this puts any concerns at ease and that residents will see my new venture as an asset to the area. Overall, we want to be a catalyst for a change in culture, from one of binge drinking that we see so frequently in the UK, to one of a café culture that we see across the continent and with the government encouraging this shift, partly through the relaxing of planning laws, it seems that this is the way we are gradually headed.

In the interest of occupying a property that has been vacant for some time, I'd really hope that my amendments suffice, that the application is more than sufficient for the licence to be granted and would kindly ask that your representation is withdrawn.

Appendix A1 – Premises concept



toast [/toʊst/]

1. (*noun*)

Sliced bread browned on both sides by exposure to radiant heat, such as a grill or fire.

2. (*noun*)

a call to a gathering of people to raise their glasses and drink together in honour of a person or thing, or an instance of drinking in this way.



The Vision

- An innovative casual dining environment providing a premium experience at accessible prices
- toast. provides an informal atmosphere to enjoy an array of freshly prepared light bites, the best coffee in town and a range of wines to impress.
- Our team are expert baristas with an extensive wine knowledge to enhance the guest experience



Food Offer

- The food offer will be primarily topped toasts with an array of exciting flavours and vibrant colours, sure to provide a wow factor. The toast offer will be supported by a range of platters including cold cuts, cheeses, marinated vegetables etc. and freshly baked pastries for breakfast/brunch.
- Although intricate and delightful, the food is relatively simple to produce and would not require mechanical ventilation or commercial cooking equipment.
- Guests will be able to order as they go, with the experience more akin to a continental café such as the famous bacari in Venice from where we take a lot of inspiration.





Drink Offer

- We will work with an independent sustainable coffee producer to provide the best coffee in Chinnor and would aim to capitalise on the growing takeout coffee market.
- Our wine will come from a combination of local producers and an eclectic range from a well known wine merchant.
- We have invested in a state of the art 'Verre de Vin' wine preservation system which enables us to offer a wider range of wine by the glass than any competitor in Chinnor and surrounding areas.
- There will be a bottled beer and premium soft drinks to supplement the core drink offer, however the focus will be on coffee and wine



Coffee

- We have chosen to work with Chimney Fire Coffee who are based in Surrey. At a glance, here's why we picked them:
 - Ethical sourcing - working directly with farmers and their families, significantly reducing the supply chain & enabling farmers to earn more
 - Exceptional quality coffee
 - Entirely biodegradable and plastic-free packaging
 - Donate £1/kg to Re-Cycle - a charity who recycle bikes from the UK and send them to rural communities in Africa



Watch this video





Coffee

- This farm in Peru grows the beans for Chimney Fire Coffee's single origin Classic Espresso that toast. will stock



Tea

- We have picked NEMI Teas to supply us and here's why:
- Provide employment for refugees in London and teach them skills to help them integrate into the community
- Plastic-free teabags and entirely biodegradable packaging
- Teas are Organic, Fairtrade and Rainforest-Alliance certified





Vineyards

- We intend to work closely with a number of different independent vineyards in addition to our core supplier that will enable us to have a larger and regularly changing wine list.
- This, coupled with our investment in Verre de Vin equipment, means that we are able to serve our wine by the glass along with offering a greater variety. We see this as a strong selling point.
- We have also arranged for different suppliers to host regular wine tasting events.



Vineyards - Oaken Grove Vineyard, Henley-on-Thames

Oaken Grove is a vineyard that I myself have been working at over the last year. I've been tending to the vines, being involved at each stage of growth, particularly in the run up to harvesting, in order to gain a far deeper knowledge of viticulture.

We will be stocking all 4 of Oaken Grove's wines.





Vineyards - Château La Dominique, Bordeaux

We have formed close relationships with vineyards in Bordeaux who will be supplying us with their best vintages. One of which, was Château le Dominique. After visiting their vineyard and finding out more about their processes, I couldn't not have their wine on the bar! Photos along the bottom are my own from my last meeting with the owners.



Target Audience

- toast. has a wide-ranging target market as a casual dining experience that will appeal to men and women meeting their friends to catch up over a glass of wine or a bottled beer, to those wanting to catch a coffee on the school run, to couples looking for their next date spot or office workers on their lunch break. We have a fully inclusive target market enabling us to maximise sales opportunities.

Appendix AJ - Additional conditions

Promoting the Licensing Objectives

Please see below further detail of how we intend to uphold the licensing objectives, as included in my application. Please note, I have included some additional points in red for your reference.

General

The following steps listed under each objective outlines how we will promote the licensing objectives. Overall, the staff will be thoroughly trained in order to be aware of potential issues and how to deal with them appropriately. Importantly, we will have CCTV will be in place. I will also be a member of the local Pubwatch.

The prevention of public nuisance

Noise

- Noise/vibration will be maintained at an appropriate level with neighbours in mind - we do not anticipate any noise above background music level and chatter
- An acoustic survey will be carried out and noise level will be monitored
- We will ensure deliveries are made at reasonable times
- Local taxi firm appointed and we will ensure that drivers don't use their horn to attract attention
- Dispersal policy in place to prevent customers congregating outside the premises
- Signage requesting customers are quiet when leaving the premises
- Doors closed beyond 9pm

Waste

- A private contractor will be enlisted to collect waste from the premises, bottles will be disposed of within sociable hours by the nominated waste carrier. Due to unknown trade levels, this will have to be monitored closely during the early days of trading and amendments to the refuse strategy will be made
- General waste will be collected on a daily basis, however we anticipate that general waste levels will be extremely low due to our emphasis on recycling and green approach
- DMR will initially be collected on a weekly basis and will be monitored/reviewed as per other waste categories.

Smells

- No extraction will be installed at the premises
- Waste stored in sealed bins that will be thoroughly cleaned on a regular basis
- Ensure no food waste is put into drainage system
- Non-smoking premises supporting Oxfordshire Smokefree Policy (also noted under 'public safety')

The prevention of crime and disorder

CCTV

- CCTV system will be installed covering the vast majority of the premises, working to the satisfaction of the Police and Licensing Authority
- If CCTV equipment fails, Police and Licensing Authority will be informed and immediate steps will be put in place to get the CCTV back to working order
- Recordings will be held for 31 days

Bottles/Glassware

- Drinks will be served in toughened glass
- Bottles and glasses will be removed as soon as they are empty

Proof of Age

- We will have a Proof of Age policy in place
- Challenge 25
- Staff thoroughly trained

Appendix AK - Map

Approximate locations of persons who have submitted representations, marked in blue, and location of premises, marked in yellow. Scale 1:2500

