

Wednesday, 13 August 2025

STATUTORY LICENSING SUB-COMMITTEE

A meeting of **Statutory Licensing Sub-Committee** will be held on

Thursday, 21 August 2025

commencing at **9.30 am**

The meeting will be held in the Banking Hall, Castle Circus entrance on the left corner of the Town Hall, Castle Circus, Torquay, TQ1 3DR

Members of the Committee

Councillor Douglas-Dunbar

Councillor Spacagna

Councillor Virdee

A Healthy, Happy and Prosperous Torbay

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Governance Support, Town Hall, Castle Circus, Torquay, TQ1 3DR

Email: governance.support@torbay.gov.uk - www.torbay.gov.uk

STATUTORY LICENSING SUB-COMMITTEE AGENDA

1. Election of Chairman/woman

To elect a Chairman/woman for the meeting.

2. Apologies

To receive apologies for absence, including notifications of any changes to the membership of the Sub-Committee.

3. Declarations of interests

(a) To receive declarations of non pecuniary interests in respect of items on this agenda

For reference: Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

For reference: Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(Please Note: If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

4. Urgent items

To consider any other items that the Chairman decides are urgent.

5. Application for the Grant of a Premises Licence at Oasis, 1 Churchill Court, Bolton Street, Brixham

(Pages 3 - 34)

To consider an application for a new Premises Licence in respect of Oasis, 1 Churchill Court, Bolton Street , Brixham.

TORBAY COUNCIL

Briefing Report No:

Public Agenda Item: **Yes**

Title: Licensing Act 2003 – An application for a Premises Licence in respect of Oasis, 1 Churchill Court, Bolton Street, Brixham, TQ5 9DN

Wards Affected: **Furzeham with Summercombe**

To: **Licensing Sub Committee**

21 August 2025

Contact Officer: **Carrie Cottell**

☎ Telephone: **01803 208025**

✉ Email: **licensing@torbay.gov.uk**

1. Key points and Summary

- 1.1 To consider and determine an application for a new Premises Licence, in respect of the Premise detailed above.
- 1.2 The application relates to all the Corporate Priorities within the Community Plan.
- 1.3 The matters raised relate to the Licensing Objectives the “Prevention of Crime and Disorder, and the “Prevention of Public Nuisance”.
- 1.4 The matter must be considered on its merits, having received details of the issues arising either at a hearing or by written Representation. A decision must be made, having considered the Representations, either:-
 - (a) to grant the licence subject to
 - (i) such conditions as are consistent with the submitted operating Schedule modified to such extent as the authority considers necessary for the promotion of the licensing objectives, and
 - (ii) any condition which must under Section 19, 20 or 21 be included in the licence;(Such conditions may differ in respect of different parts of the Premises and/or different activities).
 - (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
 - (c) to refuse to specify a person in the licence as the Premises Supervisor;
 - (d) to reject the application.

forward thinking, people orientated, adaptable - always with integrity.

- 1.5 Reasons for the decision must be given for inclusion in the appropriate Notices required to be served on the Applicant, Responsible Authorities and all Interested Parties, following the determination of the matter.

2. Application

- 2.1 An application has been made under Section 17 of the Act for a Premises Licence to permit licensable activities at the Premise detailed above. Details of the relevant pages of the application are shown in Appendix 1.

A brief description of the application, is as follows:-

The sale by retail of alcohol for consumption off the premises from 07:00 until 23:59 Monday to Sunday.

The applicant has indicated during a conversation with the police licensing officer that he also wishes to sell alcohol by way of telephone or online orders and provide a delivery service.

The premises opening hours are from 07:00 until 00:00 Monday to Sunday.

The Applicant has given the following description of the premises: -

“Small off licence, selling groceries and intending to sell alcohol not for consumption on the premises.”

The plan accompanying the application is shown in Appendix 2.

- 2.2 The Council as the Licensing Authority is satisfied that the Applicant has met the administrative requirements of Section 17(5) but is unable to issue the Licence, as Relevant Representations have been received. The Licensing Authority is also satisfied that the Representations have been received within the appropriate time scale and have not been subsequently withdrawn.

We have received a Representation from Devon and Cornwall Police who have requested that additional conditions be added to the licence. The applicant has indicated that these conditions are acceptable to him.

The additional conditions and agreement by the applicant is shown in Appendix 3

We have received 4 relevant Representations from Interested Parties in relation to the Prevention of Crime and Disorder and the Prevention of Public Nuisance Licensing Objectives.

These Representations are shown in Appendix 4.

No Relevant Representations have been received from any other Responsible Authority or any other Interested Party, other than those mentioned above.

- 2.3 The Authority is required to conduct a hearing under the provisions of Section 18(3) unless all parties agree that this is not necessary.
- 2.4 Appropriate Notices have been issued to all parties, as required by the Licensing Act 2003 (Hearing Regulations) 2005, including, where appropriate, details of the

Representation and the procedure to be followed at the hearing.

2.5 In making its decision, the Committee are required to have regard to:

- the Representations (including supporting information) presented by all the parties; and
- the Revised Guidance issued under section 182 of the Licensing Act 2003 (revised February 2025), with the following paragraphs relevant to this application:
 - 3.8, 3.9, 3.10; and
- The Council's own Licensing Policy with the following sections being relevant to this application:
 - Delivery Services – Pages 47 and 48

2.6 If the application is refused, in whole or in part, a Right of Appeal to the Magistrates' Court is granted by Section 181 of the Act and, by Paragraph 1 of Schedule 5, to the Applicant.

2.7 If the application is granted, a Right of Appeal to the Magistrates' Court is granted by Section 181 of the Act and, by Paragraph 2(1) of Schedule 5 to :-

(a) The holder of the licence against any decision

- (i) to impose conditions on the licence, or
- (ii) to take any step to exclude a licensable activity or refuse to specify a person as Premises Supervisor.

(b) Any person who made a relevant Representation who desires to contend

- (i) that the licence ought not to have been granted, or
- (ii) that, on granting the licence, the Licensing Authority ought to have imposed different or additional conditions or taken any step to exclude a licensable activity or refuse to specify person as Premises Supervisor.

2.8 Following such Appeal, the Magistrates' Court may:-

- (a) dismiss the appeal,
 - (b) substitute for the decision appealed against any other decision which could have been made by the Licensing Authority, or
 - (c) remit the case to the Licensing Authority to dispose of it in accordance with the direction of the Court,
- and may make such order as to costs as it thinks fit.

Rachael Hind
Regulatory Services Manager (Commercial)

Appendices

Appendix 1 Relevant sections of the application form

Appendix 2 Plan of the Premises

Appendix 3 Representation from Devon and Cornwall Police

Appendix 4 Representations from Interested Parties

Documents available in Members' rooms

None

Background Papers:

The following documents/files were used to compile this report:

Torbay Council Licensing Policy 2021-26

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

Please read the following instructions first

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

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

I/We Oasis Off Licence Ltd
(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			
Oasis Off-Licence, Unit 1 Churchill Court			
Post town	Bolton Street	Postcode	TQ5 9DN

Telephone number at premises (if any)	[REDACTED]
Non-domestic rateable value of premises	£ 2900

Part 2 - Applicant details

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

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

c)	a recognised club	<input type="checkbox"/>	please complete section (B)
d)	a charity	<input type="checkbox"/>	please complete section (B)
e)	the proprietor of an educational establishment	<input type="checkbox"/>	please complete section (B)
f)	a health service body	<input type="checkbox"/>	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	<input type="checkbox"/>	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	<input type="checkbox"/>	please complete section (B)
h)	the chief officer of police of a police force in England and Wales	<input type="checkbox"/>	please complete section (B)

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

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

(A) individual applicants (fill in as applicable)

Title			
Surname			
First names			
Date of birth		I am 18 year old or over	<input type="checkbox"/>
Nationality			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service

Second individual applicant (if applicable)

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

(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	Oasis Off Licence Ltd
Address	500 White Hart Lane, London, England, N17 7NA
Registered number (where applicable)	
16427558	

Description of applicant (for example, partnership, company, unincorporated association etc.)	
Private Limited Company	
Telephone number (if any)	[REDACTED]
E-mail address (optional)	[REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>Small off licence, selling groceries and intending to sell alcohol not for consumption on the premises.</p>

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

--

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)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
b)	films (if ticking yes, fill in box B)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
c)	indoor sporting events (if ticking yes, fill in box C)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
e)	live music (if ticking yes, fill in box E)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
f)	recorded music (if ticking yes, fill in box F)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
g)	performances of dance (if ticking yes, fill in box G)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<table><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	<table border="1"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table>		
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	<table border="1"><tr><td style="width: 20px; height: 20px; text-align: center;">X</td><td style="width: 20px; height: 20px;"></td></tr></table>	X	
X			

In all cases complete boxes K, L and M

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	Off-Premises
Day	Start	Finish		
Mon	07:00-23:59		<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5) No seasonal variations.	
Tue	07:00-23:59			
Wed	07:00-23:59			
Thur	07:00-23:59			
Fri	07:00-23:59		<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6) No non-standard or odd timings.	
Sat	07:00-23:59			
Sun	07:00-23:59			

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

Name	Mr Trevor Driver
Date of birth	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Personal licence number (if known)	P 4084
Issuing licensing authority (if known)	Torbay Council

K

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

No adult entertainment or services will be provided.

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) No seasonal variations.
Day	Start	Finish	<u>Non standard timings. Where you intend to use the 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) None.
Mon	07:00-00:00		
Tue	07:00-00:00		
Wed	07:00-00:00		
Thur	07:00-00:00		
Fri	07:00-00:00		
Sat	07:00-00:00		
Sun	07:00-00:00		

M

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

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

G01: Prominent, clear notices shall be displayed at every public entrance stating the actual operating hours of the premises.

b) The prevention of crime and disorder

CD1: All staff engaged in licensable activity at the premises will receive training and information in relation to the following:

- i. The Challenge 25 scheme in operation at the premises, including the forms of identification that are acceptable.
- ii. The hours and activities permitted by the premises licence issued under the Licensing Act 2003 and conditions attached to the licence.
- iii. How to complete and maintain the refusal register in operation at the premises (in relation to the sale of alcohol).
- iv. Recognising the signs of drunkenness.
- v. The operating procedures for refusing service to any person who is drunk, under-age or appears to be under-age, or appears to be making a proxy purchase.
- vi. Action to be taken in the event of an emergency, including reporting an incident to the emergency services.

Training shall be recorded in documentary form and shall be regularly refreshed at no greater than 12 month intervals. Training records shall be made available for inspection and copying at reasonable times upon request of an authorised officer of a responsible authority. Training records will be retained for at least 12 months.

CD2: An incident log shall be kept and maintained at the premises which will include a log of the following, including pertinent details:

- i. Any incidents of disorder or of a violent or antisocial nature;
- ii. All crimes reported to the venue, or by the venue to the police;
- iii. All ejections of patrons;
- iv. Any complaints received;
- v. Seizures of drugs or offensive weapons;
- vi. Any faults in the CCTV system;
- vii. Any visits by a responsible authority (under the Licensing Act 2003) or emergency service.

Records must be completed within 24 hours of any incident, and will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident. The logs shall be kept for at least 12 months following the date of entry and be made available for inspection and copying upon request of an authorised officer of a responsible authority.

CD3: The premises shall install, operate, and maintain a comprehensive digital colour CCTV system to the satisfaction of the Police. All public areas of the licensed premises including entry and exit points will be covered. The system must record clear images permitting the identification of individuals, and in particular enable facial recognition images (a clear head and shoulder image) of every person entering and leaving in any light condition. The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises. All equipment must have a constant and accurate time and date generation. All recordings will be stored for a minimum period of 31 days with date and time stamping. Recordings will be made available immediately upon the request of an authorised officer of a responsible authority throughout the entire 31 day period. The CCTV system will be capable of downloading images to a recognisable viewable format. The CCTV system will capture a minimum of 4 frames per second. The CCTV system will be fitted with security functions to prevent recordings being tampered with, i.e., be password protected.

CD4: All alcohol on display will be in such a position so as not to be obscured from the constant view of the staff.

CD65: In the event that an incident occurs for which the police have been called, the crime scene shall be preserved to enable police to carry out a full forensic investigation.

c) Public safety

PS1: The maximum number of persons (including staff) allowed at the premises shall not exceed 5.

d) The prevention of public nuisance

PN1: A telephone number shall be made available and displayed in a prominent location where it can conveniently be read from the exterior of the premises by the public for local residents to contact in the case of noise-nuisance or anti-social behaviour by persons or activities associated with the premises. The telephone number will be a direct number to the management who are in control during opening hours. A record will be kept by management of all calls received, including the time, date and information of the caller, including action taken following the call. Records will be made available for inspection and copying by an authorised officer of a responsible authority throughout the trading hours of the premises.

PN2: No deliveries (in relation to licensable activities) to the premises shall take place between 23:00 hours and 07:00 hours.

PN3 During the hours of operation of the premises, sufficient measures will be taken to remove and prevent litter and waste arising or accumulating from customers in the area immediately outside the premises.

PN4: No collections of waste or recycling materials (including bottles) from the premises shall take place between 23:00 hours and 07:00 hours on the following day.

e) The protection of children from harm

CH1: All staff, supervisors and managers must be trained in the legality and procedure of alcohol sales, prior to undertaking the sale of alcohol and then at least every 12 months. Training shall be signed and documented. Training records must be kept on the premises and be made available for inspection and copying to an authorised officer of a responsible authority on request. The documentation relating to training should extend back to a period of at least 12 months and should specify the time, date and details of the persons both providing the training and receiving the training.

CH2: There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a Challenge 25 proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

- A photo driving licence

- A passport

- An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol must be refused.

This policy will include documented steps taken to prevent adults from purchasing alcohol for or on behalf of children under 18.

CH3: The premises shall display prominent signage indicating at any point of sale that a Challenge 25 scheme is in operation.

CH4: An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:

- i. the date and time of refusal

- ii. the reason for refusal

- iii. details of the person refusing the sale

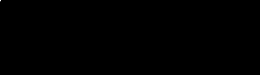
- iv. description of the customer

- v. any other relevant observations

The refusals register will be made available for inspection and copying on request of an authorised officer of a responsible authority. All entries must be made within 24 hours of the refusal.

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.**

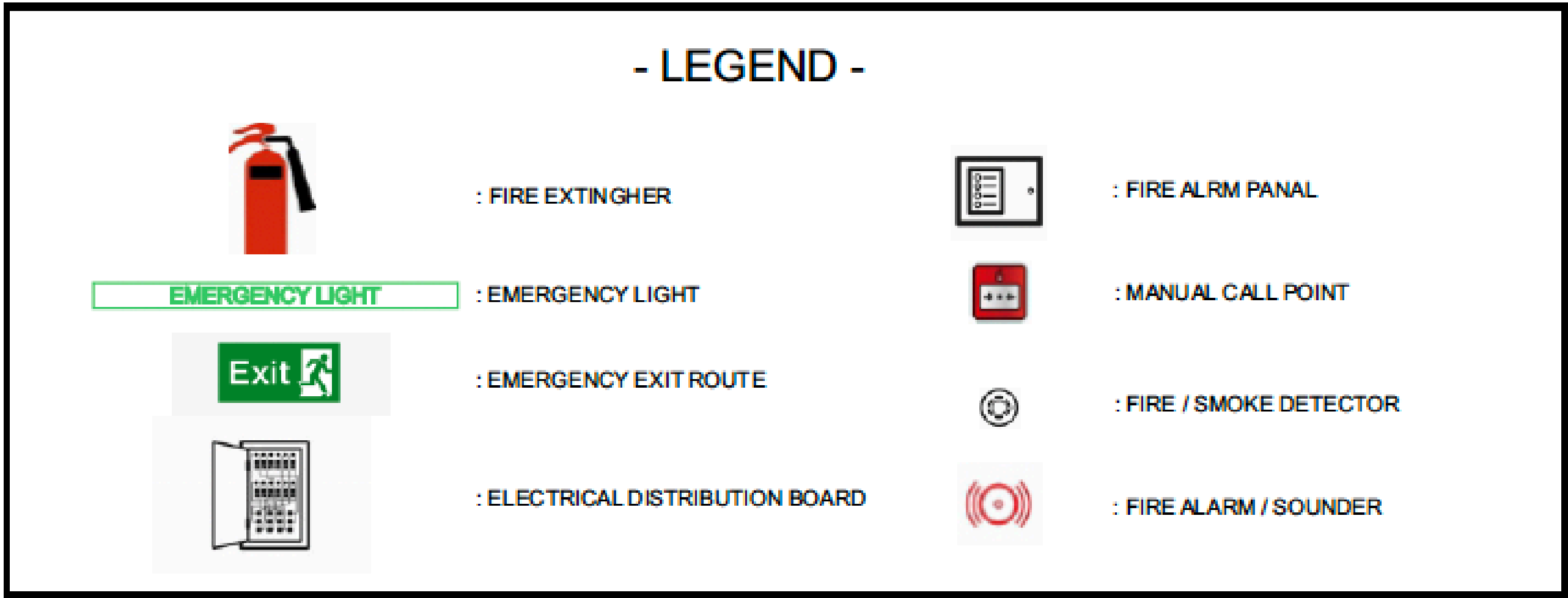
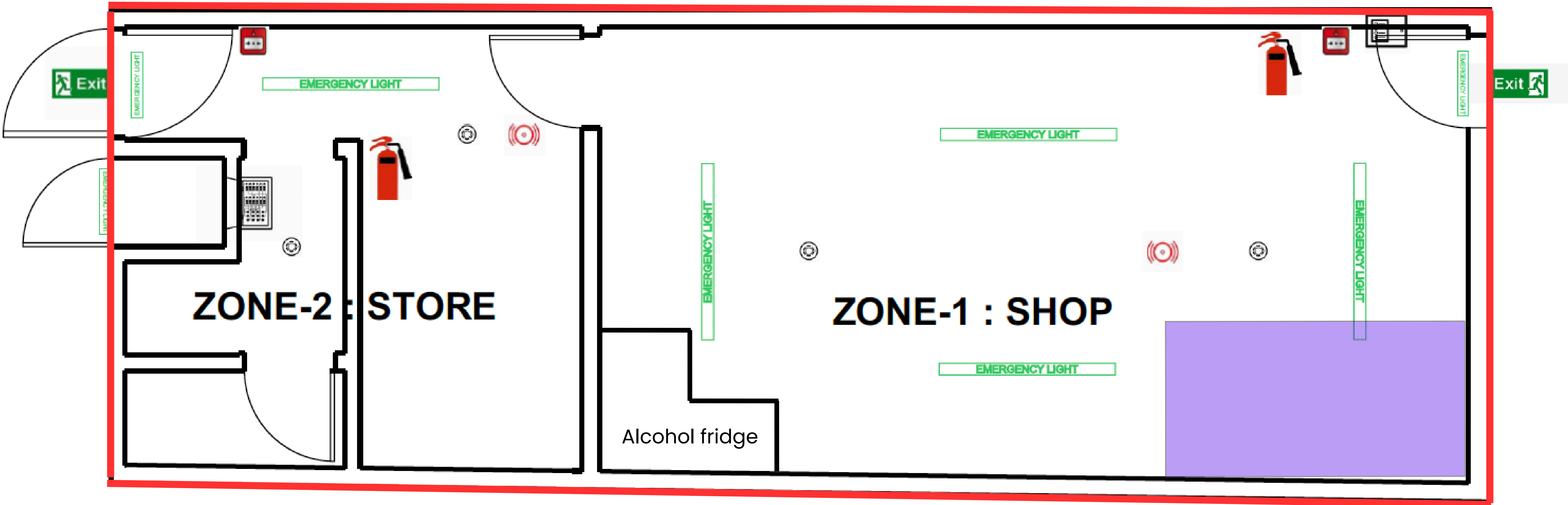
Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am 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	
Date	11/06/2025
Capacity	Director

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

OASIS OFF-LICENCE
UNIT 1 CHURCHILL COURT
BOLTON STREET
BRIXHAM
TQ5 9DW



- Supply of alcohol
- Service counter
- Fire exit

Scale: 1:100 @ A1

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From: [REDACTED]
To: SHOTTON Rachael 57742
Subject: Re: FW: Oasis Off Licence Application
Date: 01 July 2025 14:50:18
Attachments: [REDACTED]

Hello yes I am happy with the conditions and we will follow-up these rules very strictly in our premises to help devon and Cornwall Police to work on public safety maintenance. Thank you for your time and approval on our alcohol licence application. Have a great day. Oasis off licence.

On Tue, 1 Jul 2025, 14:03 SHOTTON Rachael 57742, <Rachael.SHOTTON@devonandcornwall.pnn.police.uk> wrote:

Can you please confirm that you are happy to accept these conditions?

From: Huseyin Ozgur [REDACTED]
Sent: 01 July 2025 14:01
To: SHOTTON Rachael 57742 <Rachael.SHOTTON@devonandcornwall.pnn.police.uk>; [REDACTED]
Subject: Re: FW: Oasis Off Licence Application

On Tue, 1 Jul 2025, 13:54 SHOTTON Rachael 57742, <Rachael.SHOTTON@devonandcornwall.pnn.police.uk> wrote:

Thank you for your time on the phone this afternoon

We discussed your business model and the reasons for the consideration of the additional licence conditions.

During this conversation you discussed doing telephone/online sales therefore this requires additional conditions to manage the licensing objectives.

If you wish to carry out online / telephone sales the below conditions will need to be accepted onto your licence

Alcohol can only be ordered for delivery to the person placing the order.
Full address details, including postcode, must be given when placing an online order for alcohol.
At the time an online order for alcohol is placed a declaration will be required from the person placing the order that the person is over 18 years of age.
Drivers will not deliver alcohol to any person anywhere other than at the residential address given when the order was placed.
Alcohol will only be delivered to the person who placed the order and whose name appears on the credit/debit card (if used).
Alcohol delivery will be refused if the driver considers the person receiving the delivery to be under the influence of alcohol or drugs.
If a delivery driver considers the recipient of alcohol to appear under 25, recognised photographic identification (refer to mandatory conditions) will be requested and must be provided evidencing the recipient to be at least 18 years of age before any alcohol is handed over.
Alcohol delivery will be refused if the delivery driver believes that the alcohol was purchased on behalf of another person who is not 18 years or older.

In addition to cover your business model for uber eats etc I have adapted the previous conditions suggested to the below:-

No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
No single cans or bottles of beer or cider or spirit mixtures shall be sold at the premises unless delivered to a residential or business address as an online/telephone order.

If you are happy with the above please reply by way of this email and I will inform Torbay council.

My kind regards



57742 Rachael SHOTTON

Alcohol Licensing Officer

Torquay, Paignton and Brixham

[Redacted]

[Redacted]

Prevention Department Devon and Cornwall Police

Torquay Police Station, South Street, Torquay, TQ2 5AH

Need to contact the police? [Click B4UCall](#)

Partner Agency Information Sharing Form - [Click Here](#)

In an emergency always call 999

Subscribe now to Devon and Cornwall Alert, a two-way communication system connecting us, to you. Just go to alerts.dc.police.uk



From: SHOTTON Rachael 57742
Sent: 01 July 2025 13:10
To: [Redacted]
Subject: Oasis Off Licence Application

Good afternoon

I contact you in respect of : -

- Oasis Off-Licence, Unit 1 Churchill Court, Bolton Street, Brixham, TQ5 9DN

I have reviewed your application and confirm in the main it contains conditions promoting the four licensing objectives and how you will positively promote them.

We have an emerging problem with street drinking in and around Torbay and although this is not yet directly connected to Brixham we do not want this to become a problem.

I would like you to consider adopting the following conditions onto your licence to work with police and authorities to tackle this emerging problem.

Preventing Crime and Disorder

- No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
- No single cans or bottles of beer or cider or spirit mixtures shall be sold at the premises.

Please feel free to call me if you wish to discuss this further.

If you are happy to accept these conditions please reply by way of this email and I will inform Torbay council that I no longer wish to make representations against this application.

Kind regards



Alcohol Licensing Officer

Torquay, Paignton and Brixham



Prevention Department Devon and Cornwall Police

Torquay Police Station, South Street, Torquay, TQ2 5AH

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FAO The Executive Head of Community Safety.
Dear Sir / Madam.

I am writing to object to the application for a new Premises Licence, made on behalf of:

Oasis Off Licence Ltd
Unit 1 Churchill Court
Bolton Street
Brixham TQ5 9DN

Whilst I am not opposed to the sale of alcohol at the premises, I avidly contest the extensive opening hours, and after discussing this application with other Bolton Street residents, these are the main reasons for the objection:

- 1) This is a Residential Area, already plagued with late-night noise pollution. Doughy's Pizza Shop closes at 11pm and loud voices, car doors slamming and engine noise, often cause a disturbance as the staff leave for the day. More consideration should be observed.
- 2) Parking is limited / restricted in this area, and with two existing businesses already operating from the same location, I fear that there will be an increase in illegal waiting / parking. The Fire Station is situated next door to Churchill Court and any obstruction to their ease of access would prove detrimental.
- 3) Deliveries to the Chemist begin at 8am. I am concerned as to how and when deliveries to the Off Licence can be made, without a) disturbing the local residents and b) performed safely and without obstruction. Please bear in mind that this is a bus route, with Double Deckers serving the local secondary school, and the addition of other local buses throughout the day.
- 4) There will undoubtedly be an increase in litter and broken glass. There is one general waste bin outside of the chemist. Will the owner be responsible for keeping the immediate area free of debris? The safety of the children walking to the three local primary schools should be a consideration.
- 5) Brixham already suffers from problems with abusers of drink and drugs. The noise in Bolton Street as "drunks" make their way from town, is often disturbing. If those "drunks" are then able to buy more alcohol close to midnight, there will be an increase in antisocial behaviour. The local Police are already stretched.
- 6) The chemist has been broken-into three times, in the early hours. The alarm could be heard blaring whilst the police attended from Paignton. Many of the local residents had to go to work the following morning, after limited sleep. Will

the Off Licence be protected by an alarm, and will the key-holder attend without delay?

To summarise, I am concerned by the possibility that we will see an increase in crime and disorder in the area. (This premises was granted a licence for the sale of alcohol in previous years, and although I wasn't a resident at that time, I am told that that was the case.) In addition, I am concerned about noise nuisance, which is amplified due to the height of the surrounding buildings. I ask that public safety is considered in relation to potentially obscured vision caused by an increase in illegally parked vehicles.

I believe that the licence should be granted with specific conditions imposed: The premises should be highly secure, CCTV monitoring should be in operation both inside and outside of the premises, the key-holder should be responsive within a 20 minute window. Any customers who appear to be inebriated should be refused service, regular ID checks should be made in relation to restricting the sale of alcohol to minors.

The licence should be restricted to the opening hours of 0800 to 2000. (No consideration to the disturbance of the local residents has been afforded, with an application of 0700 to 2359 hrs.) I believe that by restricting the business hours to a more reasonable 8-8, a number of my concerns will be avoided.

I await your comments.

Kind regards,

[Redacted]

Bolton Street, Brixham TQ5 9DP

Mob: [Redacted]

[Redacted]

Licensing representation

Date and Time Submitted	23 July 2025 15:50:25
Name of the premises:	Oasis off licence
Support/Object to application	Object
Address of the premises:	Churchill Court Bolton Street Brixham

Applicant Details

In what capacity are you applying?	Any other person
First name:	██████
Last name:	██████
Contact number:	██████████
Email address:	██████████████████
Address:	████ BOLTON STREET BRIXHAM TQ5 9DJ █████ ██████████

Representation

Which of the following Licensing Objectives is this representation relevant to?

This representation is relevant to the following Licensing Objectives	The prevention of crime and disorder The prevention of public nuisance
The reason for your representation:	Living █████ i have grave concerns over noise creating a disturbance from gangs gathering and obtaining alcohol. I feel 10pm closing should be the latest. There is a big enough problem in Brixham with drunken youths and older people causing unnecessary noise. Midnight closing is not acceptable.
Is there any reason why you do not want your personal details to be passed on to the premises license holder?	Yes
What is the reason you do not want your personal details to be passed on to the premises license holder?	To save any grievance
Would you like to include any documentation in support of your representation	No

Uploaded Files	
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Confirmation

I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises license holder.	1
Full name:	■■■■ ■■■■

[REDACTED]

From: [REDACTED]
Sent: 22 July 2025 12:37
To: Licensing
Subject: Off license. Bolton Street.

[REDACTED]

I would like to object to the proposed hours of the Off licence in a residential area. I have young grandchildren that stay each weekend.

Hours should be 10pm at the very latest.

Being right opposite I dread to think of the noise this will create.

Mrs [REDACTED]

[REDACTED] Bolton Street. Brixham

Mr [REDACTED]

[REDACTED] Bolton St Brixham

He has asked to be on this email as he doesnt do anything online.

He also has major concerns of opening hours.

Thank you in advance for considering our concerns

[REDACTED]

Licensing and Trading Standards Customer Contact Web Form

Field	Value
Enquiry type	Alcohol and Entertainment Licences
Customer's enquiry	Unit 1 Churchill Court, Bolton Street, Brixham, Devon, TQ5 9DN Objection to opening hours in a residential area My self and the [REDACTED] Mr [REDACTED] to Off licence are very concerned about noise late at night. I have to be up at 5.30am for work and i have young grandchildren who stay at weekends. We feel 9 or 10pm at the latest.
Title	Mrs
Contact Forename	[REDACTED]
Contact Surname	[REDACTED]
Contact Phone	[REDACTED]
Customer Address	[REDACTED] BOLTON STREET BRIXHAM
Post Code	TQ5 9DP
Email	[REDACTED]
Notes	Just not suitable for a residential area

Licensing representation

Date and Time Submitted	23 July 2025 15:13:14
Name of the premises:	Oasis off licence
Support/Object to application	Object
Address of the premises:	Churchill Court Bolton Street Brixham

Applicant Details

In what capacity are you applying?	Any other person
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First name:	██████
Last name:	██████
Contact number:	██████████
Email address:	██████████████
Address:	████ BOLTON STREET BRIXHAM TQ5 9DP █████ ██████████

Representation

Which of the following Licensing Objectives is this representation relevant to?

This representation is relevant to the following Licensing Objectives	The prevention of public nuisance
The reason for your representation:	Living █████ I am very concerned of late night drinkers / drug addicts congregating causing excessive noise. I get up for work 5.30am. Youths already congregate at that area which is bad enough. Think 10pm would be a fair time to close.
Is there any reason why you do not want your personal details to be passed on to the premises license holder?	Yes
What is the reason you do not want your personal details to be passed on to the premises license holder?	My own safety
Would you like to include any documentation in support of your representation	No
Uploaded Files	

Confirmation

I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises license holder.	1
Full name:	██████████

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