

From: [MARTIN GILBERT](#)
To: [Licensing](#)
Subject: Application for a new premises licence at Yarnton Manor
Date: 06 July 2015 19:17:51

I understand from a notice circulated to my Mothers home in Park Close Yarnton that an application has been made by Oxford Programs Ltd for a new premises licence under the Licencing Act 2003 for Yarnton Manor in Church Lane Yarnton.

The provision of entertainment in the form of Indoor and outdoor films, live and recorded music plus also the provision of late night refreshments and alcohol till 3.00am This is unacceptable.

The site is only some 300 meters from Park Close which is a sheltered housing complex where old and vulnerable people live. These residents will be greatly disturbed by loud music and possibly frightened by loud and drunk people at 3.00am Also the vehicle noise could be a big problem to these residents in the early hours of the morning.

These activities are obviously designed to draw in large crowds of people. The lane to reach these premises is very narrow and not suitable for heavy traffic. Has The Manor adequate parking facilities?

Has anyone stopped to consider these retired residents and the impact it will have on the rest of the village. I therefore object on behalf of my mother, who is 100 years old and registered blind.

Martin Gilbert

From: [Ruth Astall](#)
To: [Licensing](#)
Subject: Application for a new premises Licence for Oxford Programs Ltd at Yarnton Manor Church Lane Yarnton OX5 1PY
Date: 23 June 2015 11:46:44

As a resident of Yarnton, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor, especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 a.m. could subject local residents to antisocial behavior and noise.

Park Close, which leads off Church Lane, contains homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Ruth Astall, 19 The Spears, Yarnton, OX5 1NS



53, MEADOW WAY
 YARNTON
 OXFORD
 OX5 1TA

1ST JULY 2015.

DEAR SIR/MADAM,

I AM WRITING TO YOU AS I AM A RESIDENT OF YARNTON. I WISH TO RAISE THE FOLLOWING OBJECTIONS TO THE APPLICATION BY OXFORD PROGRAMS LIMITED, YARNTON MANOR, CHURCH LANE, YARNTON, OX5 1PY.

CHURCH LANE WHICH LEADS TO YARNTON MANOR IS VERY NARROW AND ONLY HAS FOOTPATHS FOR SOME OF IT'S LENGTH. TRAFFIC ATTENDING EVENTS AT THE MANOR WOULD CAUSE HORRENDOUS CONGESTION AND PROBLEMS FOR RESIDENTS IN CHURCH LANE AND PEOPLE ATTENDING CHURCH EITHER FOR SERVICES OR WEDDINGS, FUNERALS, BAPTISMS, ETC... NOISE FROM LIVE MUSIC AND FILM WOULD ADVERSELY AFFECT RESIDENTS LIVING IN THE VICINITY OF THE MANOR AND WOULD ALSO CARRY ACROSS THE WHOLE VILLAGE ESPECIALLY AS THE LICENCE APPLICATION COVERS EVENTS OUT OF DOORS AND UNTIL THE EARLY HOURS OF THE MORNING. THE SUPPLY OF ALCOHOL UNTIL 3AM COULD SUBJECT LOCAL RESIDENTS TO ANTI-SOCIAL BEHAVIOUR AND NOISE, PARK CLOSE WHICH LEADS OFF CHURCH LANE CONTAINS SHELTERED HOMES FOR ELDERLY RESIDENTS, WHO WOULD BE PARTICULARLY AFFECTED BY ANY DISRUPTION. CARERS AND EMERGENCY SERVICES COULD ALSO BE SUBJECTED TO DELAYS AND BY PARKING PROBLEMS. IN VIEW OF THE FACT THAT THE OWNERS OF YARNTON MANOR HAVE CLOSED FOOTPATHS ON THEIR PROPERTY TO THE PUBLIC, CITING CHILD PROTECTION ISSUES, IT WOULD SEEM VERY INAPPROPRIATE TO BE HOLDING EVENTS OF THE NATURE FOR WHICH THE LICENCE IS APPLIED.

YOURS SINCERELY

B. CUBLEY



Dr David Meredith & Professor Deborah Oxley

Stonelands
Cassington Rd
Yarnton · Oxfordshire · OX5 1QD

Ms C. Johnson
Licensing Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire OX15 4AA

Wednesday, 01 July 2015

By mail and email

Dear Ms Johnson

We refer to the following application:
Oxford Programs Ltd: Yarnton Manor, Church Lane, Yarnton OX5 1PY
Licensing Act 2003 New premises licence application

The applicants seek a licence to show films daily between 5pm and 2am the following day indoors and 5pm to 11pm outdoors; to perform live music on Thursdays to Sundays inclusive between 1pm and 3am the next day indoors and 1pm and midnight outdoors; to play recorded music on Thursdays to Sundays inclusive between 1pm and 3am the next day indoors and 1pm to midnight outdoors; to supply late night refreshment on Thursdays to Sundays inclusive between 11pm and 3am the next day; and to sell alcohol on Thursdays to Saturdays between 1pm and 3am the next day and between 1pm and midnight on Sundays.

If granted, the applicants would have permission to engage in these activities four days per week, that is, 208 days a year. Clearly this is a major entertainment venture and one that will attract large numbers of customers to Yarnton Manor.

We write formally to object to this proposal in accordance with the deadline for consultation of 6 July 2015, and ask that this formal objection be noted for the Hearing scheduled for Tuesday 28 July 2015. Our objection is based on the following considerations of public safety:

The **only access** to the venue (Yarnton Manor) is via Church Lane. This is a cul-de-sac and consists of a single lane road with one passing space. It is unsuitable for access to the venue because:

1. The volume of traffic, both vehicular and pedestrian, that the venue will generate will make this narrow lane unsafe for motor vehicles and those on foot.

2. Church Lane is the **only access** the public has to the Church of St Bartholomew and to Yarnton Cemetery. The volume of traffic generated on days when the venue is operating will render this access unsafe. This will particularly affect activities such as weddings at the Church and funerals at the Cemetery.
3. Parking on Church Lane is very limited, less than ten car spaces, and these are opposite the entrance to the venue, potentially blocking it. The applicants have not made adequate provision for parking for their customers.
4. Church Lane is used by Network Rail maintenance vehicles to access the railway line and if their access was disrupted by customers of the venue this would endanger public safety. Last week a double-decker bus collecting people from the Manor was stuck in Church Lane for two hours because it could not turn around in the narrow space. If emergency vehicles had needed to go past during this time it would have been a major problem.

We ask that the current New Premises Licence Application **be dismissed** on the grounds that the transport infrastructure to the venue is inadequate, that it puts public safety in jeopardy and that the operation of the venue will adversely impact on members of the public wishing to visit the Church and Yarnton Cemetery.

Yours sincerely

Dr David Meredith

Professor Deborah Oxley

Dr Carmen Pinon
4 Poppy close,
Yarnton
Oxford
OX5 1GZ

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

30th June, 2015

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold until 3am.

I would like to object to this to happen. I feel that if this licence was to be granted, then I and the neighborhood would suffer from a large amount of noise, great amount of disturbance and anti-social behavior because of the noise from events and customers arriving/leaving. Yarnton is a rural, quiet and nice village, and it is not fair we have this atmosphere now disturbed by our new neighbours.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol. The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

I trust this application will be rejected.

Yours faithfully

Dr. Carmen Pinon
College Lecturer in Psychology
St Catherine's & Brasenose College
Dept Experimental Psychology
University of Oxford

From: [Donna Resek](#)
To: [Licensing](#)
Subject: Formal Objection to Oxford Programs Limited
Date: 10 June 2015 14:39:38

I would like to make a formal objection to Oxford Programs Limited application, at Yarnton Manor.

We are currently fighting for the right, to be able to walk behind the Manor where people have walked for over 100 years. Oxford Royale, first began their argument saying they didn't want people to walk the paths, because of Child Protection.

Now, they want to open up their site to strangers coming in from all over the UK, and possibly beyond. People would be coming in coach loads, the single track road down Church Lane to the Manor, can not handle this kind of traffic. Many people walk down that Lane with their dogs and children. We already have problems with cars driving too fast and no where for us to stand to move out of the way. There are no foot paths to escape to, I was nearly hit by a car speeding down the Lane a few weeks ago.

How can the Manor advertise for this event, when it is not yet passed by the Council?

<http://www.eventbrite.co.uk/e/winterwells-summer-of-1967-at-yarnton-manor-estate-oxfordshire-tickets-16587503670>

And they are advertising fireworks? My animals have all they can handle in November.

The noise level would also be unsuitable for our small Village.

Besides the single track lane, getting down to the Manor. The larger issue is, they want to exclude us and future generations from land that has been walked for decades for the sake of money.

That land is enjoyed by adults and children alike in the Village.

Regards and thanks,

Donna Resek
7 The Paddocks
Yarnton, Oxford
OX5 1TF

From: [Donna Resek](#)
To: [Licensing](#)
Subject: Formal Objection to Yarnton Manor event license
Date: 04 July 2015 12:55:03

I would like to formally object to Yarnton Manor (Oxford Royale) being granted a temporary/permanent music event license.

This is such a ridiculous location to host such an event. We have a very peaceful and quiet Village.

The coaches will be driving through the village using Church Lane, a single track, unlit road. Children and dog walkers use this lane, it would be creating a health and safety risk. The local buses coming through the village have enough difficulties with cars parked on Cassington Road, across from Church Lane. Children would no doubt be put at risk.

The noise levels will be intolerable not only to the adjacent houses, which many are elderly residents. But it will affect all the people in this quiet, peaceful village, with the thumping of music.

With an alcohol license, I can only imagine the anti-social noise levels and behaviour that will come with this. Especially with the extended hours until 3am, it will be intolerable.

Yarnton Vicarage is adjacent to Yarnton Manor, Rev Jarvis has 2 young sons.

There are church services on Sunday morning, weddings and baptisms held.

Camping directly behind the vicarage and a neighboring home, I don't understand how you have let even a temporary license be granted. You surely were not thinking of the local people in our Village. Does it all come down to money or who you know!

Property prices are surely to fall, I know I would not consider buying a house here if there was an annual 4 day music festival. And with a permanent license, it could possibly continue all year.

There would also be security risks to homes.

I also have heard, families with small children are planning on leaving their homes while the event is on. We wouldn't even be able to keep our windows open in the warm summer months with the pounding of loud music.

D Resek
7 The Paddocks
Yarnton, Oxford
OX51TF

From:
To: [Licensing](#)
Subject: FW: APPLICATION FOR NEW LICENCED PREMISES - YARNTON MANOR
Date: 04 July 2015 11:05:14

=====
Message Received: Jul 04 2015, 09:50 AM

From:

To:

Cc:

Subject: APPLICATION FOR NEW LICENCED PREMISES - YARNTON MANOR

115 Schofield Avenue

Witney

OX28 1JR

Dear Sir,

I refer to your notice sent to residents of Park Close, Yarnton re the above, and write on behalf of my mother in law who lives in Park Close. She is 100 years of age and registered as a blind person, and has asked me to raise the following points in objection to this application:-

1. Park Close was built as 'sheltered accommodation' and made up of single storey units almost wholly occupied by elderly and/or people who have health problems. Many are dependant on relatives or carers.
2. Yarnton Manor is some 300 metres from Park Close. There is open country between the Manor and the first of the houses with nothing to act as a baffle between the noise which would emanate from the Manor and these houses.
3. The access to Yarnton Manor from Cassington Road (Church Lane) is a single carriageway country lane. I am not familiar with parking facilities at the Manor but can imagine that, given the hours applied for on the licence application, it is anticipated that large numbers will attend. This will lead to parking problems in Church Lane, as happens when services are held at the nearby church, with overflow tailing into Park Close and the attendant noise problems as people leave.
4. It is not clear from the application details we have received whether the premises are to be used for functions, e.g. weddings, family celebrations etc., or as a night club. The notice states that it is for the provision of 'regulated entertainment' which suggests that some kind of security staff i.e. bouncers will need to be employed.

Our objection on behalf of my mother in law is that, if the application is successful in its current form, then disruption and disturbance and therefore unnecessary stress will be placed on the residents of Park Close, particularly the excessive hours to 0300. Given the location of Yarnton Manor and its close proximity to premises occupied by elderly and vulnerable people, we feel it appropriate for the reasons given above to object to the application in its totality.

Roger Ball

From: [Anne Hodgson](#)
Cc: [Licensing](#)
Subject: Fw: Objection to the Yarnton Manor Licence Application
Date: 06 July 2015 18:00:08

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

From: [Anne Hodgson](#)
To: licensing@cherwell-dc.gov.uk
Cc: [Jill Drake](#)
Sent: Thursday, July 02, 2015 2:27 PM
Subject: Objection to the Yarnton Manor Licence Application

Dear Sirs,

Re: Yarnton Manor Licence Application

I understand that Oxford Programs resident at Yarnton Manor has applied for a licence which if granted would change much of the Yarnton area.

My understanding was that the Manor was to be an educational centre, a place of learning. This now seems to be superceded by an application to use the Manor as an events centre.

My concerns and objections are listed below.

Noise from the events centre would intrude not only on residences in Church Lane and nearby roads but would be carried over the whole village. This would mean not just vehicles but loud music, together with the preparations for various events planned at the Manor during the excessive hours applied for in this application.

We have two public houses in the village which would be affected by a licence for alcohol.

Has consideration been considered regarding the number of vehicles which would be using Church Lane? Where would these vehicles find parking space? Does the Manor intend opening up their grounds to enable hundreds of cars to be parked near the premises.

If alcohol is to be sold from 1pm until 3am Thursday to Saturday and 12.00pm on Sunday then surely we shall suffer from drunken behaviour which will undoubtedly affect the whole village with petty crime doubtless involved. Thames Valley Police are concerned, as published in the Yarnton Village News, not least by the introduction at these events of drug distribution. One major issue would be the possibility of drunken driving after attendance there. If Thames Valley Police are expected to attend regularly at the Manor I am sure this would be an additional burden on their already overstretched funds. Would Oxford Programs cover the cost of policing?

It would appear to me that the organisation now residing at Yarnton Manor intends to ride roughshod over their neighbours with no regard whatsoever regarding other residents and the peaceful atmosphere of this small part of Oxfordshire.

Village youngsters will undoubtedly wish to be part of the "excitement" of this type of entertainment but will not have the ability to turn away from temptation which will again impact on their village. Nearby villages would also be affected by this application.

Yarnton has grown considerably over the last twenty years but is still has a "village" atmosphere of which we are proud. The majority of residents would oppose this application.

Has Oxford Programs really told us of their intentions over the coming years?

Yours faithfully,

Anne Hodgson
61 The Garth,
Yarnton, Kidlington OX5 1NB

From: [Ian Sargent](#)
To: [Licensing](#)
Cc: [Ian Sargent](#)
Subject: FW: URGENT Objection to the Yarnton Manor Licence Application
Date: 29 June 2015 21:44:50

From: Ian Sargent
Sent: 29 June 2015 21:37
To: licensing@cherwell-dc.gov.uk
Cc:
Subject: URGENT Objection to the Yarnton Manor Licence Application

Dear Sirs

As residents of Yarnton (24 The Paddocks) we wish to object in the strongest possible terms to the Premises Licence Application by Yarnton Manor. The proposal to hold indoor and outdoor live and recorded music and film events starting at 1pm and ending as late as 3am for up to four nights a week is totally inappropriate in a quiet residential area with many elderly people and families with young children. This will destroy our ability to enjoy our gardens in the summer and disrupt our sleep at night. This disturbance will be compounded by the noise created by people leaving the events in the early hours of the morning.

The suggestion that up to 5,000 people may attend these events is absurd given that access to Yarnton Manor is down a single track country lane with few passing places and no footpath in places. This would lead to gridlock in the village. No indication is made of where people attending these events will park and this will no doubt spill out through the village, causing problems for residents.

We also strongly object to the extended licencing hours which are being applied for. This will inevitably lead to further disturbance and antisocial behaviour and possibly criminal damage. The application for a licence to sell alcohol is totally incongruous with Yarnton Manor being used as a language school, particularly as the current owners are attempting to close footpaths which have been freely used by the residents of Yarnton for more than 50 years, citing child protection issues.

We hope the Licensing Committee will take these concerns seriously and reject the licence application and thereby preserve the peace and tranquillity of our village.

Yours faithfully

Professor IL and Mrs RM Sargent

24 The Paddocks
Yarnton
Kidlington
OX5 1TF

From: [Jill Drake](#)
To: [Licensing](#)
Subject: Fw: URGENT Objection to the Yarnton Manor Licence Application
Date: 03 July 2015 11:23:30

Dear Sirs

Re: Yarnton Manor Licence Application

I am writing to strongly object to the application submitted by Yarnton Manor for a new premises licence. The Manor, although located in a reasonable amount of land, is not in a remote setting. It lies at the heart of the village, next to the church and the burial ground, which form part of the bedrock of Yarnton. I understood the Manor had been purchased and set up as an educational centre, a place of learning and study, not as an *events venue*. Whether or not this would constitute a change of use is, at the moment, a secondary issue for me. My main concern and objections to this application are as follows:

1. **Noise pollution:** this would affect not only the residential housing in Church Lane but across the village as sound carries particularly in the summer. This would include not just the music but the attendant sounds of traffic, setting up, taking down, talking, shouting and laughter. The hours during which this would be permitted are excessive and particularly the notion that this could take place on a Thursday evening when for most people Friday would be a working or school day. It would also impact on people using the two pubs as such noise is likely to dominate the entire village.
2. **Safety and Security:** inevitably large events selling alcohol for a continuous period of 12 hours or more are going to create problems with unruly behaviour and an influx of outsiders with little or no respect for the village and its residents. This is bound to spill out of the Manor grounds and into the village itself. Are the police able to offer an additional presence in the village on such occasions? Thames Valley Police have also expressed a concern in the Yarnton Village News about drugs coming into the village, monitoring and preventing this during events would place them under increasing pressure.

If people are consuming alcohol presumably they should not be driving, so how will they arrive and leave? This has implications for the bus service and/or coaches. Are the roads, particularly Church Lane and Cassington Road, suitable and sufficiently robust to deal with a heavy volume of heavy traffic? If people do bring cars, it is not clear there is sufficient parking on site in which case, again the village would suffer from overflow parking and this would create more noise pollution as people arrive and leave.

3. I am also concerned about the impact of such events on the children of Yarnton – the younger teenagers, particularly – who would be attracted to the noise, alcohol and ‘excitement’ and yet are not old enough to behave responsibly. I realise these are threats they face in the real world but to have it on their doorstep and so accessible would seem to me to be placing an unreasonable temptation in their path. Even if they were prevented from gate-crashing by security forces they are still going to be vulnerable to an influx of visitors who are here purely for ‘fun’ and my main concern is that ‘fun’ these days has many dark connotations – drugs and excessive alcohol consumption to name but two. It is impossible to police such events to ensure the complete safety and security of all those attending and although it would be the Manor’s responsibility to prevent gate-crashers I frankly cannot see how they can guarantee to stop inappropriate interaction between their visitors and our children.

My understanding is that the village is not opposed to change in principle, and indeed it has grown and developed over recent years. But the residents will react very strongly to change which threatens the identity, security and life of the village and benefits no-one - other than a commercial organisation bent on maximising profits.

Yours faithfully

Jill Drake
31 Aysgarth Road
Yarnton
Kidlington
OX5 1ND

From: [Jo Yates](#)
To: [Licensing](#)
Subject: FW: Urgent Objection to Yarnton Manor Licence Application
Date: 08 July 2015 13:27:34

From:
To: licensing@cherwell-dc.gov.uk
Subject: Urgent Objection to Yarnton Manor Licence Application
Date: Sat, 4 Jul 2015 11:56:43 +0100

I live in Yarnton at 59 Meadow Way and wish to raise the following objections to the above application for live music to be played, and for alcohol to be sold for up to 14 hours between Thursday and Saturday, and for up to 11 hours on a Sunday every week with up to 5000 people attending .

If this application was allowed there would be considerable noise and disruption to the entire village for over 14 hours during each event.

Yarnton Lane is a narrow residential road leading to the local Church. Park Close leading off Church lane, has sheltered housing for elderly residents. These residents would be especially, adversely effected.

Traffic chaos would involve all the village and extend to the A44, A40 and beyond.

The application does not address how control will maintained for up to 5000 people in a relatively small area, many of whom could be minors.

I am also particularly concerned that alcohol may be available to attendees under the age of 18.

Josephine Yates

From: [David Bryan](#)
To: [Licensing](#)
Cc:
Subject: FW: URGENT objection to Yarnton Manor Licence Application
Date: 03 July 2015 09:08:21

I should be very grateful if you would confirm receipt of the following message which is important to us. We have not received an auto-reply.

Thank you.

David Bryan

Dr D E H Bryan

From: Jaqueline Hoyle
Sent: 02 July 2015 22:00
To: licensing@cherwell-dc.gov.uk
Cc: Jaqueline Hoyle; David Bryan
Subject: URGENT objection to Yarnton Manor Licence Application

We are residents of Yarnton who live a few hundred metres from Yarnton Manor at 30 Pixey Close, Yarnton, KIDLINGTON, Oxon, OX5 1FY.

We wish to object in clear and strong terms to the Yarnton Manor licence application. We have secondary concerns about this licence adversely affecting the welfare of children and giving rise to risks in terms of crime and disorder. The Oxford Royale Academy has been endeavouring to block access to long-used footpaths on child protection grounds and it is not logically consistent for the Academy to be seeking a licence for large numbers of people late into the night and the early hours of the morning. Such large numbers of people consuming alcohol in a fragile village environment also risks giving rise to crime and disorder to which Yarnton would not otherwise be subject.

Our primary concerns are however public safety and the prevention of public nuisance. Yarnton is not urban or even suburban Oxford. It is a quiet village and people like ourselves come to live here precisely to enjoy this quiet especially in the evening and at night. Noise carries a long way and the noise from musical events or films at the Manor would badly affect a very substantial number of residents certainly on the southern edge of Yarnton like ourselves but probably much more widely across the village. Large numbers of people leaving events either on foot or in cars would similarly cause unacceptable levels of noise for local residents. Moreover the road infrastructure here and especially in the approach to the Manor along Church Lane from the Cassington Road is wholly inadequate for substantial numbers of vehicles. This is essentially an old single-track road not all of which is accompanied by proper footpaths. The licence would therefore put public safety at risk or, failing that, cause a substantial nuisance by preventing its use by those on foot; many residents wander down this quiet lane at night walking dogs or simply taking the night air, year-round.

We ask that the licence application be rejected on these sound, indeed compelling and legally sustainable grounds.
Yours faithfully

Dr D E H Bryan and Ms J S Hoyle

From: [Gwyneth Stone](#)
To: [Licensing](#)
Subject: Fwd: Licence for Yarnton Manor
Date: 03 July 2015 16:20:39

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

From: Gwyneth Stone
To: licencing <licencing@cherwell-dc.gov.uk>
Sent: Fri, 3 Jul 2015 14:58
Subject: Licence for Yarnton Manor

Yarnton Manor Licence Application

I live at 29, The Paddocks in the village of Yarnton. As a resident likely to be affected if the above Licence is granted I would like to raise the following points for consideration: Yarnton Manor is situated down a quiet, narrow lane which has footpaths along only part of its length. It is also adjacent to the church. Any event at the Manor designed to attract large numbers will cause serious traffic congestion in Church Lane and Cassington Road. This would cause disruption to local residents and would be a hazard to those on foot. People wanting to attend services or other events at the church could be seriously inconvenienced. Yarnton is a quiet, predominantly residential, village. The type of events proposed by Oxford Programs would inevitably involve considerable noise. This would be disruptive for many local residents not only those in the immediate vicinity of the Manor. In particular it would be disturbing for the elderly occupants of the sheltered housing bungalows in Park Close. The granting of a licence to serve alcohol until the early hours of the morning is likely to lead to drunken and disorderly behaviour in the area. Cars will have to be used to get to and from the venue and it is unlikely that all drivers can be trusted to refrain from drinking. I hope that due consideration will be given to the quiet nature of the village and the impact that granting a licence would have on its residents.

Yours sincerely
Gwyneth Stone

From: [Emily Moore](#)
To: [Licensing](#)
Subject: Fwd: Objection to the Yarnton Manor Licence Application
Date: 06 July 2015 18:27:56

Dear Ms Johnson,

As requested, please find below the email I sent in my name on Saturday morning with reference to the above objection.

Many thanks,
Emily Moore

Begin forwarded message:

From: Emily Moore
Date: 4 July 2015 11:11:58 BST
To: "licensing@cherwell-dc.gov.uk" <licensing@cherwell-dc.gov.uk>
Cc: Emily Moore
Subject: **Objection to the Yarnton Manor Licence Application**

Dear Sir or Madam, _____

As a resident of Yarnton (I live at 32 The Garth) I wish to raise the following objections to the above application:

To allow up to 5,000 people to attend events is excessive in terms of transport and parking issues, noise and disturbance to residents, and simply the volume of people coming to a village the size of Yarnton. Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. How will these events be managed to minimise disturbance to residents and the danger of drugs and increased risk of crime to the area?

The hours that have been applied for are far too late for a location of this type. There are also no real limits on how often events can take place.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

Some of the events are clearly only suitable for adults and I am concerned of the impact this will have on children in the area or those who accompany an adult. In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yours,
Emily Moore
32 The Garth, Yarnton OX5 1NA

From: [N MURRAY](#)
To: [Licensing](#)
Subject: Fwd: OXFORD PROGRAMS LTD - YARNTON MANOR
Date: 05 July 2015 11:46:52

Dear Sir

I note that an application has been made for a new Premises Licence under the Licensing Act 2003. I do not think this should be approved.

Elderly residents live just a short distance down the lane from this venue in Park Close. My mother is 100 years old and is one of them. On summer evenings noise travels and would be clearly heard in their homes.

Provision of late night refreshment from 23.00 to 03.00, live music and films is totally inappropriate for this venue and where it is situated.

The lane itself is not wide enough to cater for the high volume of traffic that can only increase. I have already encountered large coaches going down the lane and this together with the parking of cars in Cassington Road is going to create a huge problem for traffic for a road not built for this kind of traffic.

I should like to add that I do not feel that this notice of application is widely known about. I live in Yarnton myself, and am only aware of it through my mother and I am certain that there would be many more complaints against this application if it residents were aware.

Regards

Nicky Murray

1 Field Close, Yarnton

From: [Tina pinker](#)
To: [Licensing](#)
Subject: Fwd: Urgent objection to the Yarnton manor licence application
Date: 06 July 2015 13:42:15

Sent from my iPhone

Begin forwarded message:

From: Tina pinker >
Date: 6 July 2015 08:08:00 BST
To: "licensing@cherwell-dc.gov.uk" <licensing@cherwell-dc.gov.uk>
Subject: Urgent objection to the Yarnton manor licence application

Mrs Tina Pinker
22 The Garth
Yarnton
Oxon
OX5 1LZ
Tel
06/07/15

Dear sir

I am writing to strongly object to the proposed licence application made by Yarnton Manor.

I have lived in this village for 13 years, and feel that should Yarnton manor be granted this licence it will affect the levels of crime in the village, increasing the workload of an already overstretched police force. People need to feel safe in the place they live.

As a parent of young adults who have until now, felt fairly safe when they come home from nights out, I am afraid that this will change.

Please do not grant this licence and allow our village to remain peaceful

Yours sincerely

Tina pinker

I

Sent from my iPhone

From: [Rosemary Griffiths](#)
To: [Licensing](#); [Rosemary Griffiths](#)
Subject: Fwd: URGENT OBJECTION to Yarnton Manor Licence Application 3.6.15
Date: 06 July 2015 23:50:05

Dear Sir/Madam,

Yarnton Manor Licence Application 3.6.15

We are resident at 1 Stoutsfield Close, Yarnton and wish to lodge an objection to the Licence Application for Yarnton Manor currently being considered.

What is proposed is wholly inappropriate in a small village location like Yarnton. While not in the centre of the village, Yarnton Manor is not set apart from dwellings but lies in a quiet narrow lane adjacent to the village church and not far from old-people's bungalows and other dwellings.

The application makes much of the fact that only three events are currently planned for the summer and that the summer is likely to be the busiest time of the year for such events. It is staggering that the owners of Yarnton Manor have already taken bookings for these events in advance of the granting of a licence and it can only be a matter of speculation how many events they will feel free to organise should they be granted permission to hold such events. Their application guarantees no upper limit to the annual total number of events nor to the maximum frequency with which they would be held.

At least one of these events, the Winterwell Festival is already being advertised to the public over the internet (<https://www.eventbrite.co.uk/e/winterwells-summer-of-1967-at-yarnton-manor-estate-oxfordshire-tickets-16587503670>) claiming to offer facilities which Yarnton Manor do not appear to be in any position to offer at present: "As the light falls, we will pick up the pace with live bands and headline DJs taking you through the night".

This shows a clear contempt for the Council and as the Licencing Authority.

Quite apart from this, taking the proposed events in their application as typical of those they would propose hosting, we should like to object on the following grounds:

1. The prevention of crime and disorder

There is a very grave risk of crime and disorder of various sorts.

Given the extended hours for which alcohol will potentially be available, the risk of drunkenness and under-age drinking together with the natural consequences is very real. One only needs to look at central Oxford for the problems of vomiting, urination and other anti-social behaviour which are a consequence of serving alcohol for extended hours. The lack of viable public transport (last bus into Oxford 11.30pm Mon-Sat, 8.18pm on Sunday) and no local taxi rank, may well persuade many attendees to travel by car with inherent risks of drunken driving.

Holding events which could end in the early hours (as is proposed for the Winterwell 'Summer of 1967' Festival) could well lead to criminal damage as attendees vent their frustration at not being able to reach 'civilisation' until public transport begins after dawn – what will these people be doing as they wander around the village after the event ends at 3am?

The fact that one of the three events already planned is billed as a 'Festival' is distinctly worrying. Festivals have a wide reputation as sources of drug-taking and drug-dealing and for the availability of so-called 'legal highs'. The choice of theme for this festival as 'Summer of 1967', when the drug culture was at its peak, does little to alleviate this anxiety.

2. Public safety

A small village such as Yarnton is ill-equipped to cope with the demands imposed by the influx of large numbers of people attending these events. There is no indication of any maximum number, save the marginal reassurance that they do not anticipate more than 5,000 attending any single event.

The infrastructure of Yarnton is wholly inappropriate for this type of event. Yarnton Manor itself is accessed via a narrow lane, Church Lane branching off Cassington Road at a T-junction. The stretch of Church Lane between the Cassington Road junction and Yarnton Manor includes stretches where there is no pavement and it is not well-lit at night. Where Church Lane joins Cassington Road is close to Yarnton Pottery and where there is frequently kerb-side parking restricting the width of the road.

The Festival mentioned in the Application and currently being advertised on the internet is offering coach travel to and from the Festival and this lane is totally unsuited to coaches, nor is there suitable parking or turning facilities elsewhere in the village for coaches.

The access is thus completely unsuited to the volume of traffic likely to follow from the granting of this Application and presents a very real increased risk to the safety of road users, pedestrians and dog-walkers in particular.

3. The prevention of public nuisance

The hours during which the applicants are planning to offer entertainment and provide alcohol suggest a very real likelihood of the creation of nuisance. Films taking place, potentially every night of the week (including Sundays) outdoors till 11pm and within a marquee until 3am is totally unacceptable in a rural community. Furthermore the possibility of live music and recorded music starting at 1pm and not finishing till even later – midnight outdoors and 3am within a marquee on four evenings a week – is even more alarming: somewhere between eleven and fourteen hours at a stretch of potentially very intrusive noise.

The Application states that most of these events are likely to take place in the summer which is precisely when local residents are likely to want to enjoy the tranquillity of their gardens and to sleep with windows open. This is likely to be impossible with events taking place at Yarnton Manor if previous experience of these sorts of events is anything to go by.

The fact that late night refreshment will also be available till 3am outside on four evenings every week only adds to the problems. The problems posed by the opportunity to purchase alcohol for a fourteen hour period three afternoon and nights through to 3am each week are horrendous.

The noise pollution from all this is likely to be intolerable in a quiet village. With all these activities taking place outside till so late, some form of lighting will be essential for the safety of their patrons, and that has the potential to lead to light pollution too.

If entertainment is being provided until 3am, then large numbers of patrons are likely to be disgorged at very unsocial time and there will undoubtedly be further nuisance created by these revellers as they leave on foot or private car or chartered coaches. No obvious thought has been given to the issue of parking for those attending these events.

4. The protection of children from harm

Yarnton Manor is the home of the Oxford Royale Academy which is currently offering summer courses, and presumably accommodation, for children from as young as thirteen. The Academy has previously indicated that it takes the safety and well-being of these children very seriously by curtailing the access which members of the public have over its land, explaining that the children under its care must have 'a secure, safe environment in which to live and study'.

Running events during which alcohol is available for fourteen hours a day in the same premises which host these children is not compatible with maintaining 'a safe, secure environment' for them, and is just about as far from such an environment as it is possible to imagine.

Whether all the forms of entertainment which are envisaged taking place are completely appropriate for these youngsters is another matter for concern.

For each and every one of these reasons we believe the only correct action for the Licensing Authority is to refuse this application outright.

Paul & Rosemary Griffiths,
1 Stoutsfield Close,
Yarnton,
OX5 1NX.

From: [Christine Harmsworth](#)
To: [Licensing](#)
Subject: Fwd: Urgent. Yarnton Manor Licence application.
Date: 06 July 2015 14:27:40

Sent from my iPad

Begin forwarded message:

From: Christine Harmsworth
Date: 5 July 2015 22:23:50 BST
To: "licensing@cherwell-dc.gov.uk" <licensing@cherwell-dc.gov.uk>
Cc:
Subject: Urgent. Yarnton Manor Licence application.

I am Mrs Christine Harmsworth of 17, The Garth, Yarnton, OX5 1 LZ. I wish to object to the above licence. I have lived here for over 40 years and never needed to complain before.

The approach to the Manor is down Church Lane. This is a very small road suitable for light traffic only. It could not possibly cope with this volume of traffic. Even larger funerals at the Church cause can congestion. Emergency vehicles would be unable to access the road either in or out. The footpaths on Church Lane are very narrow and in some places non existent. They are hardly safe with the normal light traffic. This festival will cause a major safety hazard.

Park Close is sheltered housing for the elderly. The noise and disruption on the rest of the village is bad enough, but to subject these elderly residents to this will cause them extreme distress. I am horrified at the lack of thought for the safety and well being of these vulnerable people. I am very concerned about the excessive alcohol which will be available at this event. What protection will these elderly people have from antisocial behaviour. What protection will the rest of the village and the close by Church and graveyard have.

This festival is a major concern for the people of Yarnton. It is a totally unsuitable place in view of the traffic congestion it will cause, not only to the village but surrounding area. It will cause a safety hazard. It will cause a public disturbance to the village as a whole and the elderly residents of Park Close in particular. I am completely against this application.

Yours sincerely
Christine Harmsworth.
Sent from my iPad

From: [Jamie](#)
To: [Licensing](#)
Subject: Fwd: Yarnton Manor Licence Application URGENT
Date: 05 July 2015 21:17:13

Sent from my iPhone

Begin forwarded message:

From: Laura Claridge
Date: 5 July 2015 21:10:52 BST
To: "licensing@cherwell-dc.gov.uk" <licensing@cherwell-dc.gov.uk>
Cc:
Subject: Yarnton Manor Licence Application URGENT

As a resident of Yarnton, my address is 10 Cresswell Close, Yarnton, Oxon, OX5 1FX. I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied

Jamie Claridge

From: [Trisha Phizackerley](#)
To: [Licensing](#)
Subject: Fwd: Yarnton Manor Licence Application
Date: 09 July 2015 16:05:25

Dear Sir or Madam,

I sent this e mail below to you on the 2nd July and have received no acknowledgement of receipt which I understand should have happened ?

Can you please confirm that you did receive it and that this was before the deadline

Patricia Phizackerley

Trisha Phizackerley
Partner

www.ztevents.co.uk



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Begin forwarded message:

From: Trisha Phizackerley **Date:** 2 July 2015
13:59:09 GMT+01:00
To: licensing@cherwell-dc.gov.uk
Cc:
Subject: Yarnton Manor Licence Application

Dear Sir or Madam,

My husband and I have been residents of Yarnton for 25 years and have seen a lot of changes in that time.

Peter Winn and Patricia Phizackerley
31 The Spears
Yarnton
Oxford
OX5 1NS

We are appalled by the Yarnton Manor Licence Application and wish to

object in the strongest possible terms. The points we wish to raise are:

Access

The road leading to Yarnton Manor, Church Lane, is extremely narrow with only footpaths in some places. The traffic caused not only by attendees to these proposed events but also by large trucks which will, by necessity be used in the build up, will cause severe congestion and a threat to safety.

A lot of events take place on a Saturday evening which will then have a crew with large trucks dismantling the event on Sunday morning when local people will be attending church.

Noise

I understand part of the application involves live music and films which can continue until the early hours of the morning. This will seriously adversely affect all the residents of Yarnton. To be taken into particular consideration is Park Close which houses elderly residents.

Alcohol

The supply of alcohol until 3.00am implies that significant quantities of alcohol will be consumed - which leads to anti social behaviour on several levels and potentially a crime risk.

The new owners of Yarnton Manor expressed a desire to become part of the community. Almost immediately they closed footpaths on their property that had been used by resident of Yarnton for many, many years claiming it was for the protection of young students who were resident in the property and therefore under their care.

With this in mind It seems unbelievable that the owners are applying for such a licence.

I hope the council will consider the strong concerns of the people of Yarnton.

Yours Faithfully

Patricia Phizackerley

From: [James Savage](#)
To: [Licensing](#)
Subject: Fwd: Yarnton Manor Licence Application
Date: 03 July 2015 09:41:01

-----Original message-----

From :
Date : 02/07/2015 - 20:32 (BST)
To : www.licensing@cherwell-dc.gov.uk
Subject : Yarnton Manor Licence Application

Dear Sirs

As I live very close to Yarnton Manor, at 8 Pixey Close Yarnton, I wish to object to this application in the strongest terms.

Church Lane, leading to Yarnton Manor, is totally unsuitable for the amount and nature of traffic this application would generate. If granted this application would likely cause horrendous congestion and problems for the residents of Church Lane and Cassington Road which is also an S3 double deck bus route.

The supply of alcohol until 3.0 am is also likely to generate antisocial behaviour, loud noise and damage to property. Park Close off Church Lane contains sheltered homes for old residents who would be badly affected by audio and physical disruption.

This application is totally inappropriate in this location.

Yours faithfully

J A Savage
8 Pixey Close
Yarnton
Kidlington
Oxon OX5 1FY

From: [Hinde Law \(David C Hinde\)](#)
To: [Licensing](#)
Cc: [Hinde Law \(David C Hinde\)](#)
Subject: Hinde Family Objection to Yarnton Manor New Premises Licence Application
Date: 04 July 2015 14:54:08

URGENT

**To The Licensing Authority
Cherwell District Council**

By e-mail to licensing@cherwell-dc.gov.uk

Hinde Family (our address is 10 The Paddocks Yarnton Kidlington OX5 1TF)
**Objection to Oxford Programs Ltd new Premises Licence Application at
Yarnton Manor Yarnton OX5 1PY**

Dear Sirs

It has come to our attention that an application has been made for a new premises licence to sell alcohol and hold events with both live and recorded music, plays, films and late night refreshment to be provided at Yarnton Manor.

My wife and I are writing in to object to this new premises licence application in the strongest terms.

Our reasons for doing so are as follows.

In the application, an indication of events this year has been provided, but this is entirely irrelevant as the licence is intended to be permanent and could allow events each and every week.

It is acknowledged that the number may increase in the future. The extent of the licence is entirely imprecise and we believe the application to be defective in a number of aspects.

The control methods that have been set out in the operating schedule are, to our view, entirely inadequate.

In some cases, the measures proposed are meaningless.

For example, there is reference to '*Working with the police as appropriate*' and '*External ROSPA Health and Safety Approved Site*'.

These cannot realistically be made into a condition and do not serve to protect the residents.

It may be that the company will attempt to revise its application, but with the 20 years of experience that it claims, it should have ensured that the application was clear and precise from the outset.

If it is forced to revise its application this will only serve to increase our concerns that it simply does not know what it is doing or worse is being

deliberately vague as to the true scope of its intentions.

The primary concerns that we have relate to the playing of amplified sound, the sale of alcohol to 3 am in the morning, the showing of films outside, the arrival and departure of customers and staff.

The back of our house faces in the direction of the Manor and we are most worried all of these issues will give rise to nuisance problems which would affect family very badly, especially our 6 year old son Raphael who needs to be in bed each day by 8 pm.

Unless he gets his proper sleep his physical and mental development and learning ability and behaviour at school will be severely impaired.

Even if the Council were to restrict music to be played indoors after a particular time, this would be of no effect to the disturbance we would suffer as this would still permit music to be played in a marquee, which has no sound attenuation.

The same problem will arise as regards playing music inside the buildings in the Manor which are not properly insulated for sound.

The problem is exacerbated by the suggestion that the premises would be busier during the summer months, which is a time when local residents, including my family, are most likely to have windows open for ventilation.

Yarnton residential in nature and most unsuited to any venue that operates into the early hours of the morning.

In discussions with my neighbours they tell us that in past events at the Manor, such as weddings, on quiet still summer nights the sound of conversations carried right across the village as did the music and the only saving grace was the fact that the functions ended quite early in the evening.

My family are also very concerned about the potential for crime to increase in the area because of the presence of a late night venue.

By way of example, the application requests that customers should be able to consume alcohol right up until the time that they are required to leave the premises at 3 am, so there is a significant risk for crime and disorder to arise and for this to spill out into the neighbourhood as people leave.

There seems to be very little control offered over alcohol sales and the precautions in relation to children consuming alcohol are lacking in substance.

With the potential of up to 5,000 people attending events, there is also the serious possibility of traffic problems occurring.

Even if numbers are not at this level, (say 100 – 500) the fact is there is

extremely limited parking available in the area and customers are unlikely to use public transport.

So they will need to come by car or by busses put on especially by the Manor.

If that is the case where on earth are all these vehicles going to park?

Church Lane which leads to the Manor from Cassington Road is very narrow and single track in parts and simply quite unsuited for the volume of traffic that will be generated by the vents planned at the Manor for which the Licence is being sought.

The other roads around the premises are also small and again not suited to large volumes of traffic.

As it is the junction at the top of Cassington Road already has real problems coping with the present level of traffic.

As regards public safety, we note that there is again only limited information on how the safety of the public will be managed.

With an application of this type, we would have expected to see much greater detail on how the safety of those attending events and those living nearby will be safeguarded.

In light of all the problems we foresee regarding this application we request that there be a public hearing in respect of it.

We would like the opportunity to expand on each of the aspects of our representation at the hearing and ask most emphatically that the Council reject this application.

In summary Yarnton is simply does not have the infrastructure to cope with the events and their frequency being planned by the Manor.

We are deeply concerned that if granted a premises licence the peace and tranquillity of the village will be destroyed.

And all for what?

Commercial profit for the Manor.

That cannot be appropriate or reasonable.

Please kindly acknowledge receipt of this Objection letter.

Thank you for your attention.

Yours faithfully

Mr and Mrs D C Hinde

10 The Paddocks Yarnton Kidlington OX5 1TF

From: [wendy.fitzgerald](#)
To: [Licensing](#)
Subject: Licenc Application Yarnton Manor - OBJECTION
Date: 03 July 2015 11:55:02

Dear Sirs

I am writing to object to the licence application for Yarnton Manor. I feel that this type of licence could potentially lead to an indefinite amount of events occurring at a totally unsuitable location. They should be applying for a license for individual events so they can each be judged on their individual affect on the local community. Clearly Weddings are very different to Festivals.

The festival that they are currently advertising will clearly provide a public nuisance to those people living close to Yarnton Manor and will have an untold detrimental affect to the road that leads to the Manor. This is essentially a single track road and is not suitable for volumes of cars and coaches making it extremely unsafe for normal road users and pedestrians alike.

Yours faithfully

Wendy Fitzgerald
32 Great Close Road,
Yarnton
Oxon
OX5 1QN

From:
To: [Licensing](#)
Subject: Licence application for Yarnton Manor
Date: 05 July 2015 12:07:51

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 14 Bernard Close OX5 1QP), wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

I believe that the granting of this application would have no benefit to the local community to it's businesses, it would only cause upset and a lot of inconveniance.

Debbie Green

From: on behalf of [andrew](#)
To: [Licensing](#)
Subject: licence yarnton manor
Date: 02 July 2015 07:41:40

I am objecting to the licence application for yarnton manor as this is supposed to be a school, with old peoples houseing not 300 yards away the noise from cars and coaches will be a DANGER to them.

From: [Jacky Hughes](#)
To: [Licensing](#)
Subject: Licencing Objection Re Proposal for Festival at Yarnton Manor
Date: 17 June 2015 05:46:58

Objection to Application for Licencing made by Oxford Programs Ltd, Yarnton

>

> To Whom it May Concern,

>

> I would like to register a strong objection to the application for licensing at a festival planned by Oxford Programs Ltd, Yarnton.

>

> Yarnton is a quiet village and a place that is generally peaceful. Oxford Programs seems to be part of the Yarnton Manor, now a school owned by Oxford Royale.

>

> The school has already upset the villagers by closing footpaths that have been used for generations and which may well have become rights of way. The reason given was child protection.

>

> It seems to be inconsistent therefore to hold a festival into the early hours of the morning with all sorts of strangers if children are in the school.

>

> The access to Yarnton Manor is via an ill lit and not very well made road that I personally do not think should sustain a large amount of traffic. It becomes slippery and muddy in winter and there is no pedestrian footpath. Mention has been made of coach loads and the road is unsuitable for this.

>

> The noise level and late times of the festival are also of great concern. There are several reasons for this.

>

> The Manor is near to Park Close and this is sheltered housing. Residents will be affected by the noise.

>

> The Manor is also next to an ancient church. Timings of [1.am](#) to [3.am](#) will affect any baptisms, weddings or funerals or church services planned. There is also a danger of those attending the festival misusing the church graveyard.

>

> Noise in the village carries. I live at the lower end of the village and still think I might be affected.

>

> Generally the village is a peaceful place. There is the odd music night at the pub, but most of us would like our quiet way of life not to be disrupted. The sheer length of the proposed festival and with the extended drinking hours and noise levels would, I believe, given the issues outlined above, be detrimental to the well being of the village as a whole.

>

> Jacky Hughes

> 17, Meadow Way,

> Yarnton

> OX5 1TA

>

>

From: [Vic and Liz Bye](#)
To: [Licensing](#)
Subject: License - Oxford Programs Limited Yarnton Manor
Date: 22 June 2015 10:24:59

Dear Sir

We wish to object to the licence being sort by the above company.

We object on the following grounds:

1. The access to the manor is by a narrow road and will not support the volume of traffic that this event will cause.
2. We also understand that coaches will be used to transport party goers and the access road is certainly not suitable for this type of vehicle.
3. The parking for vehicles at the Manor is restricted and so obviously any overspill will affect the local residents.
4. Nearby to the event is a close of elderly residents who will bear the brunt of all the additional noise that this event will cause.
5. We feel that allowing music from live bands and DJ's to run until 3am on a Sunday morning will disturb the whole village. As we can events being held at Blenheim Palace.

Finally our understanding that Yarnton Manor has now been set up as a school in which case they should not be operating events of this nature

Yours faithfully

Victor and Elizabeth Bye

From: rosa.cadd
To: [Licensing](#)
Subject: License for Yarnton Manor
Date: 15 June 2015 09:13:46

Sent from: YOGA TABLET

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

Subject: Delivery Status Notification (Delay)

From:

To:

CC:

This is an automatically generated Delivery Status Notification.

THIS IS A WARNING MESSAGE ONLY.

YOU DO NOT NEED TO RESEND YOUR MESSAGE.

Delivery to the following recipients has been delayed.

licensing@cherwell.gov.uk

I fell most strongly against a Licence to sell alcohol at the above venue. Yarnton is a very small village with only 1 road running through it and lanes running off the road. To be able to get to the Manor people will have to use the road and then down a lane which also leads to the Church. There are old people,s bungalows not far from the fields which would not be fair to them having music (LOUD MUSIC) into the early hours. The lane is full of pot holes now so what will it be like if we have all the other cars running through as well. Not a very good idea and not a benefit to Yarnton.

Yours faithfully

R Cadd
55 Aysgarth Road
Yarnton

Sent from: YOGA TABLET

From: [Susan Knox](#)
To: [Licensing](#)
Subject: Licensing Application
Date: 22 June 2015 16:56:14

My late husband and I have had our home in Yarnton village since January 1983. I am writing to lodge an objection to the owners of Yarnton Manor to provide Alcohol and Live Music both inside and outside this manor.

We, among other dog walkers, have been told to stay off traditional paths since Oxford Royale (Oxford Programmes Ltd.) bought the Manor. Apparently they have discovered use of Alcohol products on their land. This they claim , interferes with their Child Protection regulations. To apply for such a license for a training/ educational purpose is totally inappropriate.

Bringing people in by bus for a Festival along a narrow country lane, only two passing places, is not sensible. Furthermore, as one who regularly attends our Parish Church which adjoins the Manor, this will interfere with Services and complicate our limited parking places with people wandering about etc. The prevailing breezes will mean that most of us will have to endure the noise of any Music Festival and retail sale of alcohol till 3 a.m. Thursday to Sunday will only add to the noise and rowdy behaviour we will hear.

I strongly urge the Licensing Authority of the Cherwell District Council to reject this application.

Sincerely yours,

Susan Knox

From: [David Rowles](#)
To: [Licensing](#)
Subject: Licensing at Yarnton Manor
Date: 03 July 2015 20:11:24

Sent from my iPad I would like to register an objection to a license being sought from the Manor regarding drinks and a music license. My objections are it will bring a noise to the Village late and into the early morning which is unacceptable, in the past we had to suffer an illegal rave at Worton and do not wish to have the same experience again. As for the extra traffic I feel that the access and egress is not good enough to accommodate the extra noise and pollution and as always with these events it will bring undesirables to the area. Thanks for reading this, David Rowles 35 The Garth Yarnton, ox5 1lz

From: [Graham](#)
To: [Licensing](#)
Subject: Live Music at Yarnton Manor
Date: 01 July 2015 14:15:26

Dear Sirs,

We understand that Oxford Programs has applied for a premises licence at Yarnton Manor between Thursday and Sunday every week. This would allow, if granted, the playing of Live music from 1pm to 3am (outside until 12.00pm). Alcohol could be sold from 1pm until 3am Thursday to Saturday and until 12.00 on a Sunday.

We also understand that up to 5000 people would be able to attend(some being bussed in from London) Given the proximity of a much visited Village Burial ground and the old Peoples Bungalows.

We would object to this application on the following grounds:

Public Safety

The prevention of public nuisance and the prevention of crime and disorder (particularly with the introduction of alcohol).

Yarnton Manor has always stressed that the safety of their children is paramount, would this application place their schoolchildren at harm?

I have appended the names and addresses of some neighbours who also object but do not have the means for quick communication.

Hannah & Graham Melhuish, 45 Aysgarth Road

Mrs. Gladys Waker, 47 Aysgarth Road

Mrs. Janet Edwards,53 Aysgarth Road.

From: [Licensing](#)
To: 05 July 2015 10:03:54
Date:

Sent from Windows Mail

As a resident of Yarnton ,my address is, 24 Great close Road OX5 1QW I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Alan & Karen Hillsdon

From: [graham.thomas](#)
To: [Licensing](#)
Date: 17 June 2015 16:57:42

The Licensing Authority Cherwell District Council

Dear Sir or Madam,

Im led to believe that a mini glastonbury is to take place on the land belonging to yarnton manor.i believe a gentleman called William Humphreys who owns a company called Oxford Programs limited is the organiser.Apparantly he's made no attempt to liason with local people,which i thought would be a good idea in the first place.But my main concern is that one field away from the manor is a sheltered accomadation cul de sac where many ill and very old people live,things im talking about are people with strokes,mental illness,and depression.this concerns many people in the village,i believe that some local people are talking to their local surgery doctors about this.i hope Cherwell licencing will take the appropriate action to stop ths going ahead.Im very concerned about the old people who are very near by to the manor.

Thankyou Graham Thomas

14 Park Close Yarnton ox51qq

From: [Audrey bookham](#)
To: [Licensing](#)
Date: 02 July 2015 15:24:37

URGENT Objection - Yarnton Manor Licence Application

I am Mrs A Bookham, 54 Aysgarth Road, OX5 1ND, a resident of Yarnton, I wish to raise the following objections to the above application.

- a. Church Lane is too narrow and in some places has no footpath, walking to Church will become too dangerous.

- b. The noise of departing traffic at 3am will be most unacceptable, there are a lot of elderly people living around that area, also two Care Homes, one in Rutten Lane and one in Cassington Road, which are the main roads into Yarnton.

- c. The granting of an alcohol licence will cause unacceptable behaviour of people wandering around the village late at night.

I strongly oppose the granting of a licence.

Audrey Bookham

From: louise.gray
To: [Licensing](#)
Subject: Manor house Yarnton
Date: 24 June 2015 11:18:08

I feel that these people are out to ruin our lovely quiet village. First it's going to be a "school ". No money there so let's try something else to upset the village we are trying to take over. The villagers don't want this noise and upset. Traffic is already getting worse in church lane so that will become even heavier. Those poor people in the sheltered housing in park close will have to listen all day and night. The neighbours and village church too. Some of us have to work for a living and need to get up early and sleep ALL night. Please take us into consideration and stop these people talking over our village
Thank you.

Sent from Samsung Mobile

Miss Rachael Kimber
56 Windmill Road
North Leigh
Witney
Oxfordshire
OX29 6RJ

The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

26th June 2015

YARNTON MANOR PREMISES LICENCE APPLICATION - OBJECTION

Dear Sir or Madam

I wish to raise a serious objection to the application submitted by Oxford Programs Limited, which would licence Yarnton Manor to hold large scale events and serve alcohol late into the night as frequently as they wish. Whilst I may no longer live in the village, I do have elderly relatives who live in Yarnton and the nearby village of Cassington. I am extremely concerned for their welfare given the potential for excessive noise pollution from the events Oxford Programs Limited are proposing. Events such as these held near the A40 at Cassington have previously been banned due to noise pollution.

These late night, alcohol fuelled gatherings will also impact on the day to day running of the community with the Manor situated next to Yarnton parish church. The graveyard would be an easy target for drunken mischief and the disruption to weddings and funeral services from such outdoor music events would be appalling. I do still work in the village, commuting by vehicle however I often cycle to my place of employment and am concerned the increase in traffic such events will attract. Church Lane is a single track, unlit, road with no footpath in places; it is not suitable for large volumes of cars, minibuses or lorries and certainly not accessible by coach. We have all experienced the queues on the A44 and A34 due to events held at Blenheim Palace, to think this might be a weekly experience for all who live in and near Yarnton is dreadful, and I cannot even imagine the result if the dates of events at both venues should clash.

I trust you will take note of the objections raised and take in to consideration our valid concerns regarding this application.

Yours sincerely

Rachael Kimber



41 Spencer Avenue
Yarnton
Oxford
OX5 1NQ

The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote, Banbury, OX15 4AA

3rd July 2015

Dear Sirs,

As a resident of Yarnton for the past forty eight years we are greatly disturbed and would strongly like to object to Yarnton Manor's application for a premises licence to allow music to be played and alcohol to be purchased until 3am.

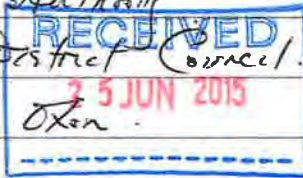
The functions they propose will bring noise and traffic congestion throughout the village.

Church Lane, which leads to Yarnton Manor, is very narrow and only has partial footpaths. Traffic attending such events at the Manor would cause terrible congestion for the various church services.

Yours faithfully

Dorothy & John Cherry

The Licensing Authority
Cherwell District Council.
Banbury, Oxon.



Mr A Brown
22 Dashwood Avenue
Yarnton
KIDLINGTON
OX5 1NH

Appendix 4

01865 375576

21st June 2015

Licensing Application - Oxford Programmes
The Manor, Yarnton.

I refer to the above application and would comment as follows: -

I would not object to any proposed INDOOR events such as Music, Recorded Music or Films being shown.

I would, however, OBJECT to any OUTSIDE events taking place. The noise would be intolerable for the village as a whole and in particular for the elderly residents in Park Close and the properties in Church Lane.

Even worse with the South Westish prevailing winds.

(1)

I would object to the proposed licence for the sale of alcohol and late night refreshments. It would appear that a Night Club culture is being proposed.

As for the proposed Music Festivals and future events it would appear that the organisers have taken it for granted that the event advertised for 29th August is a done deal and will be rubber stamped for the licence.

I take it that you will have seen the advert.

You will also no doubt be aware that Church Lane is a narrow and mainly unlit road and not at all suitable for the traffic that would be generated.

As a final note I was under the impression that the Manor is a teaching establishment and that the owners are very concerned regarding the Health & Safety of the young person in residence there!

Yours sincerely





**1 Little Blenheim
Yarnton
KIDLINGTON
OX5 1LX**

The Licensing Authority,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
Oxfordshire,
OX15 4AA

27th June 2015.

Dear Sir or Madam,

YARNTON MANOR PREMISES LICENCE APPLICATION

Please register our objection to the above application that was firstly for one event but now seems also to be for many future events. The following matters are of concern: -

1. Access will be along a narrow lane and close to a group of bungalows housing elderly people; the lane is not suitable for large vehicles and coaches. *(See the Sybarite mention below)*
2. Although the Manor claim that sound levels will be monitored many festivals ignore the sound limits and override the sound limiter sensors. *(Our son is a professional sound engineer and gave us the information.)*
3. Having searched for information on the festival I found the entry in Sybarite magazine and reproduce it below. Presumably they had the information from the Manor or from Winterwell although the event is for more than 24 hours. The bold type is my emphasis.

From Sybarite magazine – Winterwell at Yarnton.

As the sun lowers, the noise levels will rise, with live bands and headline DJs taking to various stages in the grounds, followed by an extraordinary fireworks display to take you through to dawn.

Unlike traditional festivals, Winterwell packs all the festivities in only 24 hours, making it a much more accessible option for those that can't afford spend the whole of the following week recovering, and for families with young children.

*On Saturday night guests can pitch their tents in the grounds, stay in accommodation within the manor, **or choose to travel back to London using buses that make regular journeys throughout the night.** So dust off your flares, tie-die those T's and take a trip to the sixties this summer. Book now for Early Bird tickets at only £65.*

Yours faithfully

Peter and Heddwen Hewis.

Copy: District Cllr Michael Gibbard, Parish Clerk Mrs Lynne Whitley

Paternoster Farm
107 Cassington Road
Yarnton
OX5 1QB

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

6th July 2015.

Dear Sir / Madam,

We live at Paternoster Farm at the top of Church Lane, which leads down the single track lane to Yarnton Manor.

We have seen that an application for a Premises License is being made to allow music to be played and alcohol to be served / sold to 3am Thursdays through to Sundays, each week throughout the year. Alcohol can still be consumed after 3am just not sold.

This is something that we would like to object to in the strongest possible terms. ORA is an education business, caring for young people (16 - 18 year olds) and adults.

There are elderly adults, venerable people in surrounding homes and care homes. There are also neighbours all with young families. Village life and that of young people of the village itself, will also suffer an impact from Yarnton Manor's intention to offer alcohol through ORA / Winterwell World Limited events.

We feel that if this license was to be granted, then the neighbourhood would suffer the impact from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Church Lane leading passed bungalows for the elderly, animals and farmland, the Church and public graveyard; as you know is a single track lane with no through road access. There is a limited footpath down one side, after the church there is no foot path at all.

Anyone wishing to attend an event would need to do so by, parking their car on the public road and then on foot walk down the lane; or use their own vehicle as there is no infrastructure capable of supporting public transport that leads down to the Manor, except by taking their car down the lane.

Unless ORA / Winterwell World Limited offers transfer buses. Which on a single track lane is an accident waiting to happen. This bus service too, in itself will cause significant noise disturbance and nuisance.

The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after 11pm will naturally cause a disturbance and distress to neighbours.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the license application covers events out of doors and until the early hours of the morning. Prevailing winds will also carry outdoor sound.

The supply of alcohol passed 11 pm i.e. until 3 am could subject local residents to antisocial behaviour, debris, litter and noise.

We are also concerned about the potential for damage to property, vomit outside of the Manor boundaries, drug paraphernalia as Manor clients leave in the early hours of the morning, having drunk significant quantities of alcohol and / or drug misuse.

The use of Grade II* listed Yarnton Manor as a venue for late night entertainment is not an appropriate one, as is out of the character of the educational role of Yarnton Manor ORA, for young people.

We would implore the Licensing Authority to consider:-

Poor infrastructure to support vehicular access (with up to 4999 attendees) where are the car parking, outside toilets going to be provided?

Who will be responsible for cleaning up after intoxicated clients leave the boundary of Yarnton Manor and who will pay for this service once it is on highways / lane that Cherwell District Council is responsible for?

How will the Public highway and limited footpath be kept clear so that neighbours' driveways are protected from inconsiderate party goers?

Has PRS and PPL licensing been applied for?

What are the decibel limits for outside events passed 11 pm, who will be responsible to 'police' these levels?

Does ORA / Winterwell World Limited have sufficient public liability insurance to cover these events?

Have they sought planning and Grade II listed consent to change the use of an education facility to an events organisation?

Health impact of excessive alcohol and Government targets to reduce alcohol consumption and risk taking behaviour in young people?

Are risk assessments in place to assess the risk of additional cars through the village, buses and customers under the influence of alcohol?

Is there a business plan, which shows how many events are going to be held. Has Cherwell District Council been offered or shown ORA's or Winterwell World Events' business plan which should indicate how effective these events are going to be against the apparant infrastructure problems and the harm caused to beautiful, quiet Yarnton and its residents.

Does Yarnton really need a night club or a Glastonbury with no access road?

Yours faithfully,

Pauline Barnes. RGN. BA Children's Nurse

Ian Barnes MD

Christopher Barnes BA Youth and Social Worker

Michael Barnes

Philippa Barnes

From: [Julie Fursdon](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 19:27:18

As a resident of Yarnton for more than 28 years,(my address is 12 Bernard Close), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has a footpath for part of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. We have had problems with a music event held in a Little Blenheim, Yarnton, once a year, so the thought of these events happening routinely would be very detrimental to the village. Children and adults will be disturbed from sleep when we need to go to work and school.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption and they could find this very distressing. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Julie Fursdon

Sent from my iPad

From: [Jack Fursdon](#)
To: [Licensing](#)
Subject: Yarnton Manor licence
Date: 01 July 2015 19:44:34

Dear Council,

As a resident of Yarnton for more than 28 years,(my address is 12 Bernard Close), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has a footpath for part of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. We have had problems with a music event held in Little Blenheim, Yarnton, once a year, so the thought of these events happening routinely would be very detrimental to the village. Children and adults will be disturbed from sleep when we need to go to work and school.

The supply of alcohol until [3 am](#) could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption and they could find this very distressing. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yours faithfully

Jack Fursdon

From: [Mark Cox](#)
To: [Licensing](#)
Cc: [the mrs](#)
Subject: RE: URGENT Objection to the Yarnton Manor Licence Application.
Date: 01 July 2015 16:19:42

from:
To: licensing@cherwell-dc.gov.uk
CC:
Subject: URGENT Objection to the Yarnton Manor Licence Application.
Date: Wed, 1 Jul 2015 16:14:12 +0100

1st July 2015

As a resident of Yarnton (my address is Mark Cox. 25 Merton Way, Yarnton, Oxford. OX5 1NN), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. I frequently have to step back onto the grass verge to allow the passing of cars while I walk that road as it is.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Kind regards
Mark Cox

From: [Tracey Cox](#)
To: [Licensing](#)
Cc: [Mark Cox](#)
Subject: URGENT - Objection to the Yarnton Manor Licence Application.
Date: 01 July 2015 16:08:58

1st July 2015

As a resident of Yarnton (my address is Tracey Cox. 25 Merton Way, Yarnton, Oxford. OX5 1NN), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. I frequently have to step back onto the grass verge to allow the passing of cars while I walk that road as it is.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Kind regards
Tracey Cox

To go to licensing@cherwell-dc.gov.uk

Yarnton Manor Licence Application

As residents of Yarnton our address is 34 Dashwood Avenue Yarnton OX5 1NJ, WE wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the license application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behavior and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the license is applied.

Carol Elvidge and Peter Elvidge

Dear Sir/Madame

We would like to register the following urgent objection to the Yarnton Manor Licence application. We both feel that this kind of licence would be extremely damaging to our pleasant quiet little village.

To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village. The hours that have been applied for are far too late for a location of this type, and there are no real limits on how often events can take place.

The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor.

.Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. Some festivals are well-renowned for being involved in 'legal highs'. The application does not offer effective conditions to control the potential problems.

Some of the events are clearly only suitable for adults and I am concerned of the impact this will have on children in the area or those who accompany an adult. Also they will require everyone to leave at 3 am is likely to cause significant disturbance. There needs to be a dispersal arrangement in place.

We are both firm in our believe that this application must not be granted.

Yours faithfully

Mr Russell Wighton & Mrs Jackie Wighton



Mr David Hales
1 Willow Close
Yarnton
Oxford
Ox5 1np

1st July 2015

Name of Applicant;
Oxford programs Limited
Yarnton manor,
Church lane, Ox5 1py

As having walked in this area (behind Yarnton Manor) since I moved to this village sum 46 yrs ago. I strongly object.

This area is generally a very quite village, the hours that have been Applied for are far to late for a small village location.

To require everyone to leave at 3a.m is likely to cause significant disturbance.

There are no real limits to how often these events can take place.

Church lane is a very narrow lane, The traffic attending these events will cause horrendous congestion.

Mr D HALES

25 THE SPEARS
YARNTON
OX5 1NS

01 JULY 2015

0 6 JUL 2015

**Re : Application for a new premises licence under licensing act 2003
at YARNTON MANOR.**

Regarding the above application I would object on the following grounds

(b) public safety. The access road (church lane) is totally substandard in width to safely accommodate the anticipated level of traffic this application could attract and would be a safety issue. The junction onto the Cassington Road is substandard in terms of vision.

In addition there is a lack of satisfactory footpath provision and therefore pedestrian safety is compromised.

Public transport finishes before midnight so that option is not available for late night functions. Hence reliance on car usage.

(d) there is an issue with the safety of children. There is a children's college in the immediate vicinity and they have concerns for their safety to such an extent that informal footpaths in the vicinity used for decades by locals (I am reliably informed) are now closed to the general public.

Yours faithfully

J.NE

Mr J. Newton.

To: ['Richard Jurd'](#)

Subject: RE: Licence for Yarnton Manor from Oxford Programs Limited

Hello

Thank you for your representation in relation to the Yarnton Manor Premises Licence Application. Please find attached a formal letter of receipt of your representation. Once we have reviewed your representation we will contact you again.

Regards

Charlotte Johnson

Assistant Licensing Officer

Cherwell District Council

01295753744

From: Richard Jurd

Sent: 12 June 2015 12:27

To: Licensing

Subject: Licence for Yarnton Manor from Oxford Programs Limited

As a resident of Yarnton Village for 25 years I am writing to you to lodge an objection to allowing the owners of Yarnton Manor to provide Alcohol and Live Music both inside and outside this beautiful 15th century Manor House

Yarnton Manor is down a very narrow quiet lane and is next to our church and graveyard. This alone hardly seems an ideal venue for a "rave"- At the end of Church Lane, a few hundred yards from the Manor there is a development called Park Close specifically for elderly residents. The church goers are already concerned about what they will face on Sunday morning

There is hardly any parking space down the lane, let alone room for the coachloads of people from London that they plan to ferry into the village for the festival

The new owners (Oxford Programs Limited- who trade as Oxford Royale Academy) purchased the Manor in September 2014 and have managed to get themselves quickly disliked by a lot of villagers over a short space of time and now turning the Manor into a venue for loud music, drinking and no doubt the associated drug taking that takes place at these events hardly seems appropriate for a small Oxfordshire Village

They claimed earlier this year that they could not allow the villagers to walk on footpaths surrounding the fields at the back of the Manor due to Child Protection. These well worn footpaths have been used for over 50 years. An application is being prepared to Oxfordshire County Council to amend the Definitive Map to reclaim the paths as Rights of Way- the application will be supported by well over 100 villagers.

They are a learning centre for wealthy foreign students and made a big case when closing the footpaths that their students would not be allowed to consume alcohol, drugs etc.

and now they are requesting a Licence to Sell Alcohol- that seems in total contradiction to their earlier statements and a total detriment to the village

They seem to be planning to convert the Manor into an Entertainment Centre selling alcohol and I strongly object to such a use of the Manor House

Richard Jurd
Yarnton

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.



From: [Richard Jurd](#)
To: [Licensing](#)
Subject: Re: Licence for Yarnton Manor from Oxford Programs Limited
Date: 30 June 2015 18:26:27

Thank you for acknowledging my objection

Can I add that my full name and address is:

Richard Jurd
3, Little Blenheim
Yarnton
Oxfordshire
OX5 1LX

I think that some of my comments were general rather than specific can I therefore add the following:

1. Large Increase in the volume of traffic in a small village and specifically down a small narrow single track Road without room to turn a coach if cars are parked outside the Church- we have had such an incident already this week when the choir were practicing (The Church is next to the Manor) and a coach was delayed for a long period – **Public Safety Issue**
2. Noise levels into the early hours of Sunday morning is anti- social and creates a **public nuisance** especially with alcohol being sold to a potential 350 people- they cannot be detained within the Manor and like a football crowd need to arrive at and return from the event in the early hours of Sunday
3. The Sheltered Housing area at the end of Church Lane creates a totally unsuitable environment for such an event. The elderly people living in the area will be put at a greater risk of becoming **victims of crime and disorder**, let alone their **personal safety**. Whatever name is given, this event is a “Rave” and will attract large numbers of young people to what is a most peaceful and quiet area of Yarnton. They will be happy to listen to the music in the surrounding fields where there will be no control of their behaviour

NICE IDEA WRONG LOCATION

Richard Jurd

If you feel it is necessary I will submit a fresh objection- please advise me- thanks



To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

RECEIVED

03 JUL 2015

1st July 2015

To whom it may concern,

I live near to Yarnton Manor and my house directly backs onto the fields behind the Manor, I have seen that an application for a Premises License has been submitted to allow music to be played and alcohol sold up to 3am.

I would like to object in the strongest possible terms to this proposal as we moved to the village with a young family and I feel that if this license was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behavior because of the planned events and sheer volume of customers arriving/leaving the venue.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

The use of Yarnton Manor as a venue for late night entertainment is inappropriate because of the character of the area.

I look forward to your response to my formal objection and I will take Legal advice on the matter

Yours faithfully

Mr S Hosking

127a Cassington Road

Yarnton

OX5 1QD

Ms C Johnson
Licensing Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire OX15 4AA

Seacourt Tower
West Way
Oxford OX2 0FB
DX 723000 Oxford 5

E:

www.blakemorgan.co.uk

By email only

Our ref: SVS/jm/592040/01

29th June 2015

Your ref:

Dear Ms Johnson

**OXFORD PROGRAMS LTD - YARNTON MANOR, CHURCH LANE, YARNTON, OX5 1PY:
LICENSING ACT 2003 NEW PREMISES LICENCE APPLICATION**

Thank you for taking the time to discuss the above matter with me. We act for Mr and Mrs Ponnusamy who are the owners of and, together with their two children who are aged 3 weeks and 3 years, reside permanently at the property known as Perry Orchard, at 28 Church Lane. Together with the neighbouring property of 26 Church Lane (within which children aged 5 and 6 years old reside), this property abuts directly and backs onto land owned by and forming part of the curtilage of Yarnton Manor.

Oxford Programs Ltd has recently applied for a New Premises Licence under the Licensing Act 2003. This is in addition to the Temporary Event Notice ('TEN') which has unfortunately already been granted for the 'Winterwell' event which is to be held on 29th August 2015.

The Application comprises 5 elements to the proposal, namely: (1) the showing of films 1700 – 0200 daily indoors, 1700 – 2300 daily outdoors; (2) live music on Thursdays to Sundays inclusive, 1300 - 0300 indoors and 1300 - 0000 outdoors; (3) recorded music on Thursdays to Sundays inclusive, 1300 – 0300 indoors 1300 to 0000 outdoors; (4) a late night refreshment application for 2300 – 0300 Thursdays to Sundays inclusive; and (5) the retail supply/sale of alcohol 1300 – 0300 Thursdays to Saturdays, 1300 – 0000 on Sundays.

I write on behalf of Mr and Mrs Ponnusamy, together with their neighbour, Mr Nathan Jarvis, and his family, to formally **object** to the proposal prior to the 6th July 2015 consultation deadline. I ask that this formal objection be noted (alongside the 34 others that you have received to date), for reporting to the Hearing which is to be held on Tuesday 28th July 2015.

The intended use and activity falls outside of permitted development by reason of being within the curtilage of the Manor building and, due to proximity, the properties at 26 and 28 Church Lane. As such, I will be writing separately to the Planning Department on this matter and have copied this objection letter to your colleague in the Planning Department, Mr Tom Plant. However, this is relevant to the current New Premises Licence Application for two reasons, namely: (1) even if considered under delegated authority and with no 'pre-commencement' conditions imposed, there is insufficient time for the Applicant to apply for and be granted planning permission for the 'Winterwell' event; and (2) any such approval, if granted (which seems unlikely) would be the subject of a number of quite restrictive conditions in order to address the inevitable concerns raised by numerous parties and to safeguard the amenity of those residing in neighbouring properties which are quite likely to mean a review of the proposal by the Applicant in terms of viability.

The current New Premises Licence Application causes a number of very significant and reasonable concerns to all residents, particularly those residing at 26 and 28 Church Lane, namely:

- the activity being unconstrained and very close to these properties that lie immediately adjacent to it, with the property of Perry Orchard itself only 17.5 metres away, across land that is entirely open, with uninterrupted views out across a significant proportion of the site to be used for public events;
- the means of access along Church Lane, being very narrow and without any pavements, entirely unsuited to any increase in pedestrian or vehicular traffic, with parking problems and associated danger to and conflict between road users;
- potential harm to public safety and adverse impact on amenity, particularly given the lack of any detail in support of the proposal, including matters of policing, security and means of enclosure/fencing; and
- noise, public nuisance and general disturbance that will inevitably arise from the proposal, particularly in terms of outdoor music and the showing of films late into the night, seriously impeding family life and the peaceful enjoyment of property, particularly very young children residing in both 26 and 28 Church Lane.

Together, these concerns mean that the proposal should be **dismissed** in order to: (1) prevent crime, disorder, disturbance and inevitable public nuisance; (2) avoid creating danger to and conflict between road users; (3) preserve public safety of all local residents, particularly young children and infants residing in close proximity to the proposal; and (4) protect all local residents from undue and otherwise unnecessary harm arising from the proposals.

Based upon the above and noting the large number of objections, I would strongly urge the Licensing Authority to dismiss the New Premises Licence Application. I would also ask please that I am kept informed as matters progress towards and for the Hearing, at which our clients are to be represented.

Yours sincerely

Sean V Silk MRTPI

Planning Consultant

For and on behalf of Blake Morgan LLP

Cc Mr & Mrs M Ponnusamy, 'Perry Orchard', 28 Church Lane
Mr Tom Plant, CDC Planning Department

BY EMAIL & POST

Att: Licensing Officer
 The Licensing Authority
 Cherwell District Council
 Bodicote House
 Bodicote
 Banbury
 Oxfordshire
 OX15 4AA

Our Ref: JBM LLC WIL241-24

Your Ref:

EMAIL: licensing@cherwell-dc.gov.uk

19th June 2015

Dear Sirs,

Re: Applicant: *Oxford Programs Limited*
Premises: *Yarnton Manor, Church Lane, Yarnton, OX5 1PY*
Our Client: *Mr Michael & Mrs Caroline Williams*

We act for Mr and Mrs Williams who are the owners of the property known as Kings Retreat, Church Lane, Yarnton, Oxon, OX5 1PY which is a neighbouring property to the premises that are the subject of the License application referred to above.

We enclose a copy of the application for your ease of reference which has been served on our clients.

We are aware that one of the applicant's intended uses of the site is the event on 29th August 2015 entitled "Summer of 1967" (which no doubt is one of the reasons for the license application) will contravene the planning entitlement attached to the premises but the focus of our correspondence here is purely the licensing element.

As you will be aware, Church Lane and access generally to the premises known as Yarnton Manor is relatively narrow and certainly not one which would readily accommodate a large influx of visitors on any specific date, and certainly not on mass to coincide with a publicised event start time. The added attendees for any such events would of course have a heightened impact on the general enjoyment of the village by the residents both in so far as a probable increase in nuisance and disturbance and general disorder. The increased traffic generated by this event would also have an adverse impact on the residents of Yarnton. My clients are concerned as to the applicant's ability to absorb the likely increase in traffic generated by the proposed future events and the disturbance consequently passed on to residents by visitors looking to park in surrounding roads and verges.

Lightfoots LLP Solicitors Estate Agents & Lettings
 1-3 High Street Thame Oxfordshire OX9 2BX
 Solicitors
 Estate Agency
 Lettings
 Fax
 DX
www.lightfoots.co.uk

Lightfoots LLP is a limited liability partnership registered in England and Wales under partnership number OC343229. The registered office is at 1-3 High Street, Thame, Oxfordshire OX9 2BX. Authorised and regulated by the Solicitors Regulation Authority under number 508443. A list of members of the LLP is available for inspection at the registered office. Any reference to a partner in relation to Lightfoots LLP is to a member of Lightfoots LLP.

There is of course also a heightened public safety concern arising from the same increased attendance all of which will be exacerbated were the premises to be given an alcohol license.

Finally, my clients are keen to understand why this "Winterwell" event in particular has been relocated to this venue having been held in a different location in the past. Where there any reported issues surrounding the disturbance, crime and disorder, nuisance or public safety arising from past events held by the applicant or its appointed third party event organiser? Were there any issues in renewing their license at the original venue?

No doubt these are key issues which you as the licensing officer will consider before determining the application.

Yours sincerely

Joe Middleton
For and on behalf of Lightfoots LLP

Direct dial: 01273 834444

From: [Michael Williams](#)
To: [Charlotte Johnson](#)
Cc: ; [Nathan Jarvis](#); [Stephanie](#) re The Manor License
Subject: Application
Date: 25 June 2015 13:08:03
Attachments: [Bee.png](#)

Could you please attached these photos to my lawyers Jo Middleton's letter of objection. These are from last evening [25/6/2015] when Church Lane was blocked for 30 minutes by a coach visiting the Manor and was unable to turn round. The manor is relying on the car park being empty when the coaches arrive but that is not always the case.

Best wishes

Michael Williams

Kings Retreat | Church Lane | Yarnton | OX5 1PY UK

T:

E:

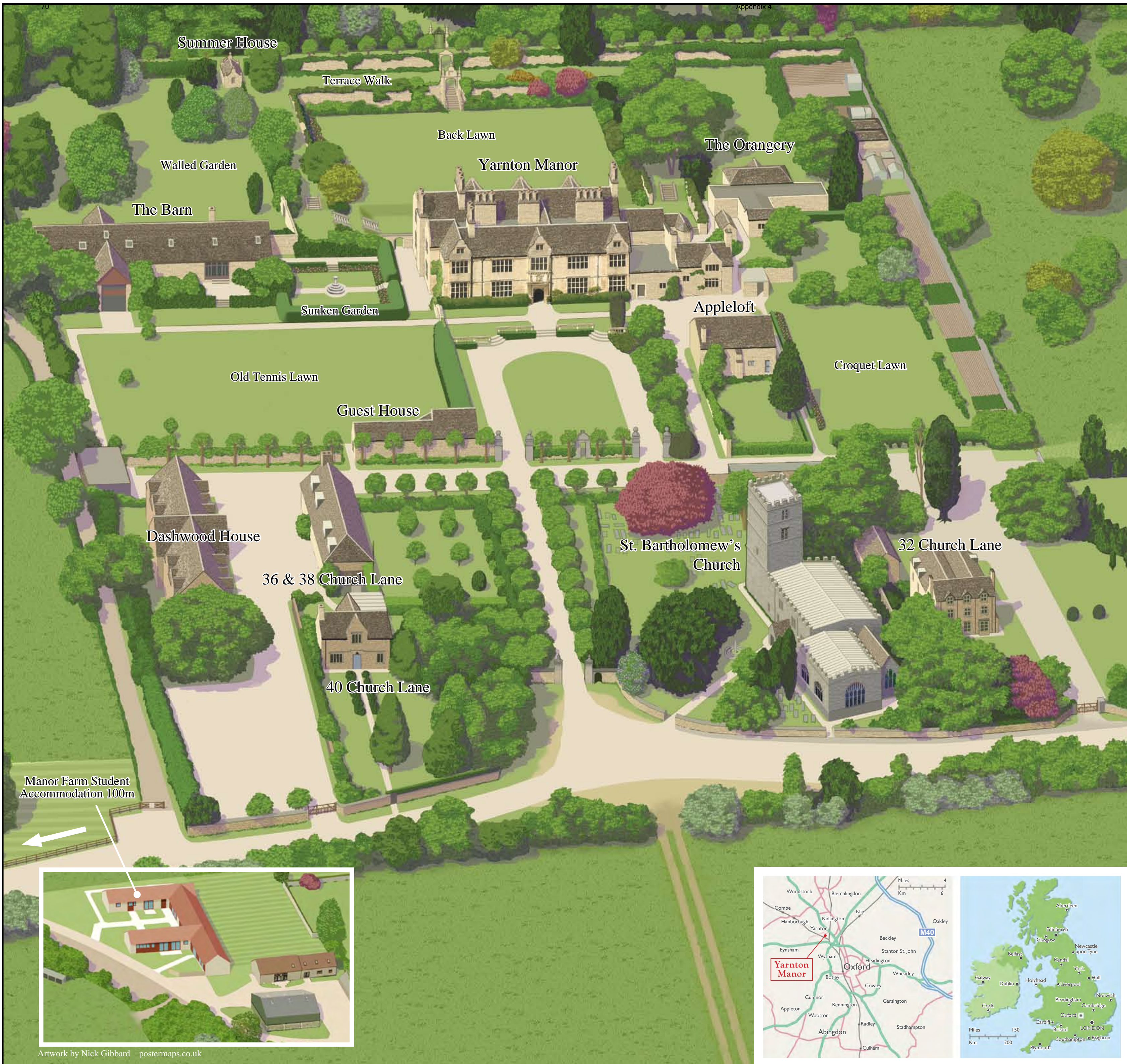
W: www.kingsretreat.co.uk

"King Charles's retreated from Oxford, on the night of 3 June 1644, his army crossed the Thames, passing along Church Lane to secure Hanborough Bridge".









History of the Manor

Yarnton Manor is a beautiful manor house on the outskirts of Oxford, dating to the early 17th century. It was built in 1611 by Sir Thomas Spencer, who also built the chapel and clock tower of the nearby St Bartholomew's church. The Spencers were an increasingly powerful and influential family in the 17th century and Yarnton Manor was at the time one of the most impressive houses in the county. You can see the various Spencer coats of arms in the manor as well as the chapel, where you can also find the dramatic tombs of Sir Thomas' father Sir William Spencer and his grandson Sir Thomas Spencer. During the English Civil War, the Spencers were supporters of King Charles I and Yarnton Manor was used as a hospital for Royalist soldiers.

On June 3rd 1644 King Charles made a dramatic night-time escape from a besieged Oxford and his route took him along Church Lane past the front gates of Yarnton Manor. The Spencers were among the royalist families who enabled the escape, which allowed the king to evade captivity by Parliamentarian forces for another two years.

As the Spencers were on the losing side of the Civil War, their fortunes and therefore the manor suffered. In 1660 the Monarchy was restored and the new king, Charles II, granted the Spencers funds to repair the damage that the war had inflicted on the manor.

The last Spencer to live in Yarnton Manor was Lady Jane Spencer, who was a celebrity patient of John Radcliffe, the royal physician who gave his name to the Radcliffe Camera in Oxford as well as to the university's teaching hospital. Lady Jane is depicted on the great tomb of her husband, Sir Thomas, in the chapel, along with her husband, her son and her four daughters.

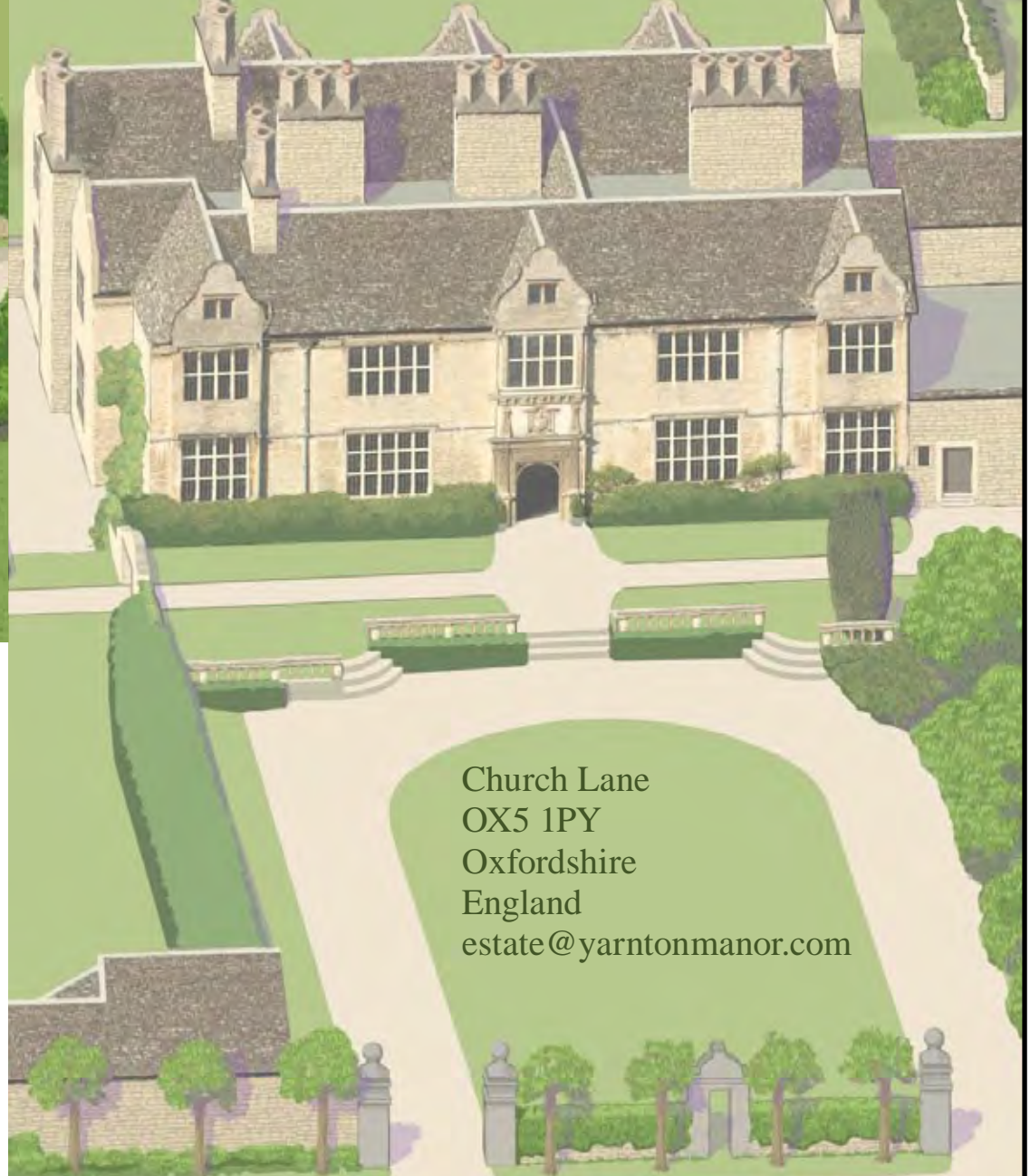
After Lady Spencer's death, the manor was divided between her daughters and with no single owner the manor was not maintained well. The Dashwoods of Kirklington Manor bought a share of the manor and took much of the stone to improve the other properties they owned in the area.

Yarnton Manor was bought by Henry Robert Franklin in 1895. Franklin's ownership proved crucial for the manor's survival. He oversaw a full restoration by the notable architect, Thomas Garner, who also restored part of Magdalen College, among many other works in and around Oxford. Garner's highly praised restoration of the Manor was done with immense sympathy to the existing building, preserving historical features such as the marbled panels at the top of the main staircase and the Spencer arms in the Long Gallery, which still retain their original paintwork. His initials can be seen in the stained glass window in the Franklin room overlooking the main driveway.

In the 20th century, the manor came into the hands of the family of George Kolkhorst, an Oxford professor with extensive literary connections. It was during this time that Iris Murdoch, who would later become known as the Booker prize-winning author of *The Sea, The Sea*, visited the manor as a part of a touring theatre group. Kolkhorst was also a close friend of John Betjeman, who would later become one of Britain's best loved Poets Laureate, who stayed at the manor for several months in 1945, and who admired it greatly. Following Kolkhorst's death the Manor was used for academic institutions such as a boarding school and a university research centre and is now a study centre for international students.

Yarnton Manor

- built in 1611 -



78 The Paddocks,
Yarnton,
Kidlington,
Oxford.
OX5 1TE
4th June 2015.

The Licensing Authority
Cherwell District Council
Bodycote House
Ban bury
Oxford shire
OX15 4AA

YARNTON MANOR PREMISES LICENCE APPLICATION - OBJECTION

Dear Sir or Madam

I am writing to object to the application submitted by Oxford Programs Limited 15/00887/F and 15/0032/LB asking for a license to serve alcohol and play music and hold large scale events late into the night as frequently requested.

We already have enough noise pollution in the day from Oxford Airport planes flying over head and the A34 that is situated to the rear of our house. The music and fireworks from events frequently held at Blenheim Palace can be heard in Yarnton. The trains and workings on the track to the left of our house are very clear on a still night. Yarnton Village Hall is out side my door to the right. This is another source of noise and in addition we have on a numerous occasions witnessed anti social behavior and the noise associated with tidying up long after the music has stopped at midnight. We also hear traffic on the A40 this noise is transmitted via the gravel pits. I do not wish it to be increased in volume by more music and disruption to our sleep. These type of events that Oxford Programs Limited have applied for will have a very big negative impact on our village life. Disruptions to wedding, funerals, transport and sewage. The sewage system in our village does not cope at present and this could add to the existing problems.

I am concerned for any of their clients who may over indulge in the alcohol and venture to the gravel pits may lead to sad outcome.

Church Lane is a single track, unlit road with no footpath in places with limited passing spots.

Not suitable for large heavy vehicles and large volumes of pedestrians and other traffic.

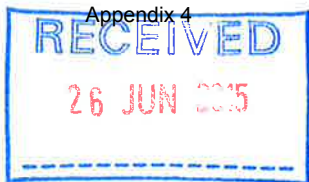
In my opinion a large number of people x alcohol + music + numerous transportation issues = drunken behavior and disruption to a tranquil village life.

Yours sincerely

Mrs. Linda Kimber

24. 6. 15

Appendix 4



Mrs Lampard
41 The Garth
Yarnton
Kidlington
OX5 1NA



Dear Sirs,

I am writing to object VERY STRONGLY to the new plans for YARNTON MANOR. It was bad enough when they closed our footpaths to safeguard resident children, but in some way understandable, but the new plans - which seem to be on the lines of a Night Club, are totally inappropriate! Narrow lane, local church + grave yard - an old peoples bungalow complex to say nothing of the noise level.

PLEASE REFUSE APPLICATION

Yours Sincerely

Patricia Lampard

23rd June 2015

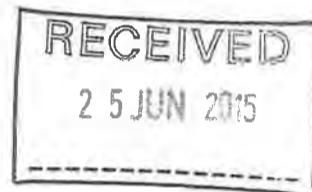
Dear Sir:

Re: Application for a New Permits Licence under The Licensing Act. 2003

Living off Church Lane & in Park Close I wish to Object most strongly to the above notice. Firstly, where I live in Park Close it is a Sheltered Accommodation area with 20 Bungalows for people over 60, and to think we will have to put up with all that noise after 12.00 pm, Live music, Films, recorded music & Alcohol - plus all

of the Traffic that will be up and down in the Lane! We have not had that problem before & I have lived here for 26 years! I am not a Killjoy in anyway & as long as everything finishes at 12.00 p.m. I can see no problem!! Even The Red Lion ceased all outside amusement at 12.00 p.m. Lets hope That this is looked unto thoroughly - please!

Yours sincerely
& a worried tenant
Mrs. M. Grimsley



From: [Marjory Jacquest](#)
To: [Licensing](#)
Subject: Oxford Programs limited. Licensing for Yarnton Festival
Date: 15 June 2015 13:39:17

Dear Sir or Madam,

I strongly oppose the licensing for this event. I am a resident of the sheltered housing scheme that resides in Park Close. (OX5 1QQ).

Most that live here are in there later years, one of the residents is blind and her 100th birthday is a matter of days away.

I have a condition that leaves me in chronic pain. I also have aggraphobia, Asthma, black outs, anxiety and panic attacks. Due to an car accident a while ago.

Even though the event is not until August, the thought of this happening has already affected my anxiety levels. The influx of unknown people wandering around possibly smoking drugs, and drinking alcohol at all times of the day and night.

I also would like to draw your attention to the only access road, Church Lane, that is exactly what it is, a lane to the church. It is a single track.

I urge you to refuse the license for this event. Please take into consideration the points I have made when deciding the future of this event.

Mrs Marjory Jacquest
8 Park Close
Yarnton

16 Bernard Close
Yarnton
Oxon OX5 1QP

Email:

16 June 2015

Objection to an application for a premises licence by Oxford Programs Limited at Yarnton Manor, Church Lane, Yarnton, Oxon, OX5 1PY

As residents of Yarnton we write to strongly object to the application for a premises licence by Oxford Programs Limited at Yarnton Manor, Church Lane, Yarnton, Oxon, OX5 1PY. The application is for films, live and recorded music and supply of alcohol until 3am.

Yarnton Manor and its grounds is entirely inappropriate for such an event and our objection is based on the following grounds:

There will be unacceptable levels of noise, disturbance and possible anti social behaviour to village residents until 3am.

The volume of traffic such an event would cause is paramount. Yarnton Manor is only accessible by a single track country lane which is totally unsuitable to sustain any degree of traffic. There are no parking facilities and furthermore the residents of Park Close would be greatly affected as this is a close of sheltered housing for elderly people.

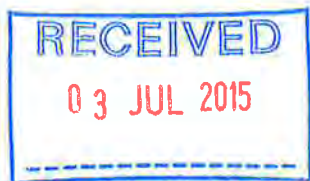
It will also adversely affect St Bartholomew Church which is situated next door to Yarnton Manor who will be holding weddings and christenings and church services along with people wanting to spend quiet time when visiting the church yard which shares a border with the area in question.

Yarnton is a small village and clearly does not have the infrastructure to accommodate such an event.

It is for these reasons that the application should be refused.

Caroline Thorpe-Moss and Nicholas James Thorpe

77 THE PADDOCKS
YARNTON
OXFORD
OX5 1TE



Dear Sir / Madam,

I am writing to you as a resident of YARNTON. I wish to raise the following objections to the application by OXFORD PROGRAMS LTD, YARNTON MANOR, CHURCH LANE YARNTON OX5 1PY Church Lane which leads to Yarnnton Manor is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in church lane and people attending church either for services, weddings, funerals, Baptism etc. ... Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the license application covers events out of doors and until the early hours of the morning. The supply of alcohol until 3am could subject local residents to antisocial behavior and noise, Park close which leads off church lane contains scattered homes for the elderly residents, who would be particularly affected by any disruption. pto

⁷⁸ Carers and Emergency services could also be subjected to delays and by parking problems.

In view of the fact that the owners of Yanton Manor have closed footpaths on their property to the Public, citing Child protection issues, it would seem very inappropriate to be holding events of the nature for which the license is applied.

Yours Sincerely

GAY KNIGHT

21 Bartholomew Avenue, Yarnton, Oxfordshire, OX5 1LY
Tel 01865 372410

The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

I D
0 6 JUL 2015

Dear Sirs,

Oxford Programs Limited
Licence application for Yarnton Manor

I understand that Oxford Programs Limited wishes to apply for a licence in which it can show films, have live music and serve alcohol etc.

I wish to **strongly** object to this licence being granted for the following reasons.

Firstly we were lead to believe that Yarnton Manor was to be a school for overseas students between the ages of 11 – 18. May we assume that this is not now happening. There had been previous "safe guarding" issues in the past with Yarnton Manor but on looking at this licence application, I think they will have issues of their own!!!

Yarnton Manor, as you may be aware, is in a small village and, in fact, down a country lane. The road can barely cope with the traffic it has now. Therefore the whole infrastructure of the surrounding area, in my opinion, is nowhere good enough. Church Lane is and should remain a quaint quirky country lane leading to nowhere but taking you to lovely walks across fields and the cemetery. It is what it is and is part of the charm of the village. What they are proposing would damage this immensely.

This, in my opinion, would be a complete disaster and detrimental to the whole village and its residents, many elderly, as it could not cope with the extra influx of people who after consuming alcohol, may go wondering etc etc.

If people want to watch a film, go to the cinema, we have several around us. We also have 2 pubs if they want a drink!!!

The village of Yarnton is not equipped and nor should it be for what they are proposing

Yours sin

Lorna Bennett

61 The Paddocks
Yarnton
Oxon
OX5 1TE
Tele 01865 377065
Email

In reference to: Application for a new Premises Licence under the Licensing Act 2003

Made by: Oxford Program Limited
Yarnton Manor
Church lane
Yarnton
OX5 1PY

As a resident of Yarnton Village, (address above), I wish to add my objection to the above application.

Specifically, but not exclusively, I consider that the proposed licence is inappropriate for the reason outlined here

- Provision of regulated entertainment in all the forms requested in the application will undoubtedly result in high levels of noise whenever an event held. This, according to the wording of the application, could be every night of the week. Limiting the 'out door' times to midnight at the latest is not reassuring as a Grade II building is unlikely to be sound proofed even if all windows are closed.
- Retail supply of alcohol is likely to increase the possibility of disruptive behaviour in and around the local vicinity.
- Church Lane is unsuitable for heavy traffic that events of this nature will entail – coaches, private cars, vans, lorries and 'porta loo' trucks for example.
- Church Lane is the only route to the Manor and if it becomes congested with traffic and parked vehicles, would be problematic for the emergency services which may be required to attend the Manor or any other properties in the lane.
- Park Close on Church Lane is explicitly sheltered accommodation for the elderly the disruption caused by the noise and traffic passing this close is likely to cause stress and anxiety to the residence and could be detrimental to their long-term health and wellbeing.
- All properties adjacent to Church Lane and the Manor will be affected by the issues already highlighted here.
- The approach roads to Church Lane and the Manor, Cassington Road and Rutten Lane, will also be affected by the increase of traffic.
- The creation of a festival /events venue on the proposed scale will change the nature of the village which is a quiet residential area.

- Events finishing at 3 am will lead to extra noise and added disruption as the area is cleared of the attendees via Church Lane in to Cassington road and Rutten lane.

In addition to these points I have concerns about other substances such as legal highs, even illegal substances, which will be available at these events and how this will be policed and monitored.

I believe that Cherwell District Council has a duty of care towards those of us who live in its jurisdiction and pay their council taxes, I ask that this is considered when the decision is debated as to whether or not the proposed licence is granted. In my opinion this application is weighted very much against the residence and granting it in favour of Oxford Programs Limited could be deemed a dereliction of this duty of care.

In summary Yarnton is a small residential village that has worked hard to establish a safe environment i.e. traffic calming in Cassington road, the children play areas, and sheltered accommodation for all of its residents be that the young families, elderly residents or those who live alone. The general feeling is that is now the village is under threat of regular ongoing disruption and noise pollution and there is no safeguard for the quality of life for those who live here.

Yours sincerely

Mary Selwood

2

Yarnton is peaceful, the Manor
is a beautiful historical building
lets keep it that way

yours sincerely

Marion Jones

Appendix 4

CHERWELL DIST COUNCIL

19 RUTTEN LANE

BODICOTE HOUSE



YARNTON

BANBURY

OXON

OX15 4AA

OX5 1LN

2ND July 2015

OXFORD ROYALE (YARNTON MANOR)

OXFORD PROGRAMS LTD

YARNTON MANOR CHURCH LANE OX5 1PY

Dear Sir/Madam

I am very much against
the Manor getting a licence to
be used as a venue for public
events of this nature.

As a resident of Yarnton all my
life, this site is not appropriate
for such use. Its a single track
lane - no lights and any noise
from the manor has always
been heard in the village.

BY EMAIL: licensing@cherwell-dc.gov.uk

REVISED REPRESENTATION OF MARK & RACHEL PONNUSAMY

IN RESPONSE TO AN APPLICATION FOR

A NEW PREMISES LICENCE FOR YARNTON MANOR

1. *We live next to Yarnton Manor at Perry Orchard, 28 Church Lane, Yarnton. Although we made an initial representation on 29 June 2015 we wish to make some further representations that are specific to our own home. We have seen the revised representation of our near neighbours Michael and Caroline Williams dated 3rd July 2015 and fully support and adopt its contents.*
2. *My wife and I have lived in our home for some 2 years and bought it when we knew Yarnton Manor was being used as the Oxford Centre for Hebrew and Jewish Studies rather than as a licensed entertainment-venue. We obviously made enquiries and understood the Centre was an exemplary neighbour that caused little or no disturbance to the neighbourhood. We have two young children now aged 1 month and 3 years old. The peace and quiet of this location was a major reason we moved here.*
3. *Our home is in very close proximity to Yarnton Manor. Our home is just 30 metres away from the Manor building. The edge of our boundary to the nearest Manor building is just 10m. We are also very close to an area of Yarnton Manor known as "The Orchard" which causes us particular concern. This area is highlighted in pink and cross-hatched on the attached plan MP/1. Our garden backs directly onto this land and is entirely open to it. We could not be closer or more visible and open to view from this area. The Manor has indicated to us that during the Winterwell Party in August 2015, The Orchard will be used for car parking and camping by guests who have been attracted to the location precisely because licensable activities will be permitted under a temporary event notice. Although we appreciate car parking and camping are not in themselves licensable activities, and The Orchard falls outside the licensed area indicated by the red-line on the submitted plan, we believe they are sufficiently connected to the use of the premises for licensable activities to be properly controlled by way of a licence conditions. After all, if there were no licensable activities on offer there would be no need for car-parking or camping in The Orchard.*
4. *We have been advised by our licensing lawyer that following a decision of the High Court conditions may lawfully be added to a premises licence that control an area that falls outside the licensable area*

if it is appropriate and proportionate to do so in order to prevent a public nuisance. In *Developing Retail Ltd v East Hampshire* [2011] EWHC 618 (Admin), a case which concerned the propriety of attaching conditions relating to an area that fell outside the licensable area (in that case a balcony), the High Court observed:

“... There is nothing in the [Licensing Act 2003] that suggests that the power to impose conditions is limited to conditions having effect only in areas where licensable activities are permitted. The definition of premises clearly refers to the relevant building as a whole and not merely the areas used within those premises designated for licensable activities. The power to impose conditions is that contained in section 19. By section 19(10) it is clear that :

“In discharging its duty under subsection (2) or (3)(b) a licensing authority may grant a licence under this section subject to different conditions in respect of -

(a) different parts of the premises concerned, and

(b) different licensable activities.”

In my judgment the reference to different parts of the premises includes any part of the premises as a whole, whether within the area marked as being designated for licensable activities or otherwise.”

5. We also understand that the Secretary of State’s Guidance issued under section 182 of the Licensing Act 2003 (March 2015 edition) indicates that the role of all licensing authorities is firstly preventative rather than reactionary. The Guidance indicates (at 2.17):

“...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.”

6. There is a real risk that if this premises licence is granted then The Orchard will be used to a much greater degree than in the past and we, and other residents, would be significantly disturbed both during the day and night by its use. People will be arriving and departing in vehicles and/or milling back and forth to their tents. The distance from our house to the proposed car parking/camping area

is approximately 15 metres only. (We understand the existing car parking facilities at the Manor are insufficient for their intended entertainment purposes so there is a likelihood the operators would seek to utilise The Orchard for parking among other uses). People would be able to see directly and at close quarters into our garden, living room and kitchen. If cars are leaving The Orchard even at 22:00 or 23:00hrs, then our children (and ourselves) are highly likely to be woken. Members of the public and event guests who are camping overnight are likely to cause a lot of noise right through the night and there could be all manner of anti-social behaviour going on since it is unlikely that sober guests who have been partying will go directly and quietly back to their tents and go straight to sleep.

7. *Given the present state of this licence application we suggest it should be refused. However if a premises licence is granted we would seek the following conditions to be attached in addition to those proposed in Mr and Mrs Williams revised representation:*
 - a. *No licensable activities shall take place at any time in The Orchard area as indicated by a cross-hatch on the attached plan.*
 - b. *No person, other than bona fide staff members, shall be permitted to enter into or remain on The Orchard area at any time between 22:00hrs and 08:00hrs. This includes, but is not limited to, persons camping in this area or accessing their vehicles.*
 - c. *No vehicles shall be permitted to park in The Orchard Area at any time*
8. *I exhibit a series of photographs showing the proximity of my home to Yarnton Manor and of Church Lane as MP/2.*
9. *We will be attending the licensing hearing on 28 July with legal representation and wish to speak in support of this representation.*

Signed *[Signature]*.....

Mark Ponnusamy

.....

Rachel Ponnusamy

Dated: *4/7/15*.....

MP/1 – Plan showing The Orchard (highlighted pink and cross-hatched) to the rear of 28 Church Lane.



Reproduced from the Ordnance Survey Map with permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright 2013. Carter Jonas LLP ES100021719

MP/2 – Series of photographs showing Church Lane and the proximity of 28 Church Lane to The Orchard and Yarnton Manor.



Photograph showing garden of 28 Church Lane with The Orchard beyond and Yarnton Manor on the left.

MP/2 contd.



Photograph showing proximity and visibility of the kitchen of 28 Church Lane to The Orchard.

MP/2 contd.



Photograph showing proximity and visibility of the living room of 28 Church Lane to The Orchard.

MP/2 contd.



Photograph showing narrow, rural nature of Church Lane together with lack of pavements or lighting.

MP/2 contd.



Photograph showing narrow, rural nature of Church Lane together with lack of pavements or lighting.

From: [sonia coombs](#)
To: [Licensing](#)
Subject: Music festival at Yarnton Manor
Date: 03 July 2015 13:50:05

To Whom it may concern,

I think I already objected but am double checking that my objection has been registered....

I strongly object to the proposed music festival scheme at Yarnton Manor.

This is on the grounds that a) this is too much loud noise and traffic too close to residential area...I live in Spencer Avenue , Yarnton...we already hear the music from parties at the British Legion , Red Lion etc but at least they finish at reasonable hours , not 3am.

b) the traffic situation getting in and out of the village's 3 entrances can be difficult already at peak times...add the extra festival traffic to narrow country roads and we will not be able to enter or leave our own village by car or public transport which is the only link we have with other villages or Oxford and main shops. Why should we be imprisoned in our homes for the duration of the festival ? The area where traffic will have to use to access the manor grounds is shared with our local church and also sheltered housing, both of which locals need access to, (and there isn't enough space to turn coaches etc on said lane ie Church Lane) not to mention the difficulty should emergency services need to access the area, in fact , emergency services would have difficulty getting anywhere into the village as the back up of traffic would be gridlocked. This is a country village

c) I am also concerned as a parent whose children are free to roam their own village, walk their dog etc, at the huge influx of unknowns that are predicted. I am not wishing to appear dramatic but a parent worries enough when their kids are out, without multiplying the risk.

Thank you,
Sonia Coombs
15 Spencer Avenue,
Yarnton OX5 1NG
tel

From: [Coombs Sonia](#)
To: [Licensing](#)
Subject: Music Festival at Yarnton Manor
Date: 16 June 2015 12:59:37

I formally object to the above mentioned event As a resident of Yarnton, I feel that the Manor's fields are much too close to residential areas for loud music late at night.

Sonia Coombs

+++++

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From: [catherine.newman](#)
To: [Licensing](#)
Subject: New Premises Licence in Respect of Yarnton Manor, Church Lane, Yarnton, OX5 1PY
Date: 18 June 2015 14:55:01

As a village resident of many years I very strongly object to the New Premises Licence in respect of the above by Oxford Programs Limited. The Manor house is in the older historic part of the village which has always been a place of quiet and tranquillity. The premises are situated at the end of a narrow lane (which is completely unsuitable for coaches) next to the old Norman church and its graveyard. Any services, weddings and funerals being held at the church would be disrupted by loud music being played in the background and parking could also be an issue with the congregation.

Behind the Manor grounds there is a newer graveyard where immediate members of my family are buried right next to the boundary fence, this is very close to and easily accessible from where the planned events would be held. The land of the Manor is also very close to housing for the elderly who I would have thought could be very distressed by the noise and large numbers of unknown people in such close proximity to their homes. There are also homes which have been bought precisely because of the quiet surroundings.

The village is not large by any means, and to have coachloads of people who would probably end up drunk and possibly under the influence of drugs coming to these parties is an awful thought. The graveyards and surrounding areas may also become public toilets. I also think that the security of people's homes and land could be an issue.

The noise generated by these events would not only disturb and spoil the quality of life of the people living nearby but also elsewhere in the village. Having witnessed the sounds of an illegal rave near the gravel works close to the A40 many years ago, I know that the sound carries to all areas in of the village. I am extremely concerned that should this licence be granted there is nothing to stop these events becoming a regular occurrence, so please, please refuse this application.

Catherine Newman
2 The Spears

Yarnton

Kidlington

OX5 1NS

From: [Dr Ben Knighton](#) on behalf of
To: [Licensing; Charlotte Johnson](#)
Subject: New Premises Licence, under the Licensing Act 2003 by: Oxford Programs Limited, in respect of: Yarnton Manor, Church Lane, Yarnton, OX5 1PY
Date: 26 June 2015 00:21:53

Dear Charlotte Johnson,

If there is to be any success for this venue, it will cause traffic problem in Cassington Road and Rutten Lane as it tries to enter and exit Church Lane, where it is very difficult for the planned coaches even to turn, and for pedestrians to co-exist with vehicles, see [Highways Act 1980](#), s 137.

There will be the nuisance of noise, which will affect the whole, concentrated village of over 2,500 people [Anti-social Behaviour, Crime and Policing Act 2014](#) (Commencement No 7, Saving and Transitional Provisions) Order 2014 (SI 2014/2590), art 3(c), [Police Reform Act 2002](#) s. 29. Although Winterwell say the sound (produced by 11 DJs and 13 bands so far on 29.8.15) will reflect away from the south front, the prevailing winds will take it over the village. There will be bright and flashing lights to go with the nightly out-door entertainment a permanent licence would allow. Is this what Cherwell DC was supporting, when it sponsored dense social housing just on the other side of Cassington Road, please? Public nuisance is not only a crime. It also gives rise to a right of action in tort, and to the right to apply for an injunction to stop or remove the nuisance. The word "nuisance" is also used in many statutes, for instance, the [Magistrates' Courts Act 1980](#), s 17(1) and Sch. 1, that retains nuisance as a common law criminal offence, and the [Environmental Protection Act 1990](#), s 79-80 includes artificial light or noise that are prejudicial to health or a nuisance, and much more as any Council should know. Are there any by-laws under the [Local Government Act 1972](#), s 235ff.? Will Cherwell DC prosecute for the common law offence of public nuisance [Local Government Act 1972](#), s 222 please? One of the licensing objectives is to prevent public nuisance and the Noise Act 1996 empowers it to enter and seize noise-making equipment.

Naturally re-running the hippie 'Summer of 1967' will create its own drug-crime, whether possession or supply [Misuse of Drugs Act 1971](#), which the police will in practice be powerless to prevent:

Step back to the summer of 1967, adorn your hair with flowers and unleash your inner free-lovin' hippy. This year's Winterwell transports you to a psychedelic, kaleidoscopic world in which the 60s are still in full and colourful swing. Be the first to come frolic with us in our brand new location: Yarnton Manor
<http://www.winterwell.co.uk/events/summer-of-1967/> Accessed 25.6.15

a love for eccentric English festivals. The first ever Winterwell set the tone for the exploits we're now known and loved for; we don't mind telling you that it was one great big flight of fancy. We let our imaginations run riot ... Our mantra was "create the best party we possibly can", and that's a motto we continue to live by ... the determination to have a ruddy good time! ... whimsical occasions that transport guests to a spellbinding world of laughter and luxury ... a day and night of 60s-style revelry <http://www.winterwell.co.uk/story/> Accessed 25.6.15

Will there be hypodermic needles, or other detritus, left on the public footpaths that run just south and east of the property, or the churchyard please? Will the church and its windows be safe, bearing in mind the church yard is a public place? Will the church be able to go about its ordinary business or be surrounded by illegal acts of indecency or outraging public decency, when the 'inner free-lovin' hippy' is unleashed? [Criminal Law](#)

Act 1977 s. 1, Sexual Offences Act 2003 ss. 11, 66-8, Indecent Displays (Control) Act 1981 <http://www.legislation.gov.uk/ukpga/1981/42>

There will be risks for children and young people from the presence of 'audacious guests from far and wide' <http://www.winterwell.co.uk/story/> circulating around the village, who will feel no sense of responsibility to local people as they pursue their hedonism.

What provision is there for the prevention and control of public order offences, in particular violent disorder, affray and threatening or abusive behaviour Public Order Act 1986 ss. 3-5? Or other offences of public misbehaviour, such as drunk and disorderly behaviour Criminal Justice Act 1967, s 91, harassment Protection from Harassment Act 1997, s 1, and holding raves in breach of statutory requirements. Criminal Justice and Public Order Act 1994, s 63? Are council officials, the magistrates, and the police ready, willing, and able to intervene as soon as the criminal laws above are infringed? Will they implement their stop and search policy for drugs?

All this is radical change of use from the Hebrew and Jewish Studies Centre, which bent over backwards to be kind to the community. Are there no restrictions on the title deeds, please?

Yours sincerely,

Dr Ben Knighton FRAI

'Ejok!'
30 Broad Field Road,
Yarnton,
Kidlington,
Oxfordshire.
OX5 1UL
Tel.

From: [Sally Smith](#)
To: [Licensing](#)
Subject: Object to Music Outside at Yarnton Manor
Date: 03 July 2015 21:42:58

Dear Sir/Madam,

We would like to put forward our objection to the proposed music application at Yarnton Manor as it would not suit the location and there is no real way of making sure the music as not going to affect homeowners more than 12x times a year.

Parking would also be a major factor in our objection.

You sincerely,

David Bowden and Sally Smith
70 The Paddocks

From: [Stuart Earp](#)
To: [Licensing](#)
Subject: Objection - URGENT
Date: 01 July 2015 11:18:08

From: Stuart Earp, Tweenways, Little Blenheim, Yarnton, Kidlington, Oxon OX5 1LX

Dear Sir/Madam,

As a Yarnton resident for 29 years, I am writing to register my objection to the licensing application submitted by Yarnton Manor, and in particular the Winterwell event in August this year.

My reasons are:

Yarnton Manor is totally unsuitable for such an event. Over the years it has been a place for study and religious reflection - not a venue for pop music and festivals.

The noise and traffic generated would be intolerable for residents in Church Lane and specifically the elderly living in Park Close, plus many others in the vicinity.

Church Lane is totally unsuitable for coaches which I gather are transporting people from London. Damage to the kerbside would be inevitable and it would also be unsafe for walkers.

Churchgoers would be seriously inconvenienced on any Sunday and would have nowhere to park their cars.

Also affected would be anyone wishing to pay their respects to lost ones at the cemetery situated directly behind the Manor.

If the licence is granted, there appears to be no limit on how many events could be held there.

I urge the council to reject this and any similar application from this source.

Many thanks
Stuart Earp

From: [Steph](#)
To: [Licensing](#)
Subject: Objection for Yarnton Manor
Date: 01 July 2015 09:22:15

Yarnton manor license application.

As a resident of Yarnton (my address 6 Spencer Avenue, Yarnton, Oxon, OX51NG, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Stephanie L Lord
Sent from my iPhone

From: [Jane Applegarth](#)
To: [Licensing](#)
Subject: Objection to notice of application for a new premises licence - Oxford Programs Ltd/Yarnton Manor
Date: 22 June 2015 14:26:26

Dear Sirs

I am writing to voice my strong objections to the above mentioned application on the following grounds:

- The complete unsuitability of the single track access road and the resulting impact of large events on local residents and traffic
- The very close proximity of residences, in particular residences for elderly people (Park Close) who will be impacted by unnecessary noise and disturbance at an unacceptable time of night, not just from music but also from party-going campers who are unlikely to quieten down at midnight
- The permanent nature of this licence, allowing the negative impacts of any events held to occur on a regular rather than a one-off basis.

I would therefore urge the Licencing Authority to seriously consider the suitability of Yarnton Manor as a venue for events such as the proposed Winterwell Festival <http://www.eventbrite.co.uk/e/winterwells-summer-of-1967-at-yarnton-manor-estate-oxfordshire-tickets-16587503670> before granting this licence.

With kind regards,

Jane Applegarth
14 The Spears
Yarnton
OX5 1NS

From: [Simon Eaton](#)
To: [Licensing](#)
Subject: Objection to the granting of a premises licence to Yarnton Manor
Date: 02 July 2015 17:57:01

Yarnton Manor Licence Application for Oxford Programs

As a resident of Yarnton, my address and place of residence is Byways, 131 Cassington Road, Yarnton, OX5 1QD. My house is 250 metres from Yarnton Manor ("Manor"). My house and garden backs onto open fields between me and the manor. There are no trees or houses between me and the Manor. My wife and I live in the property with our two teenage sons.

I wish to raise the following objections to the above application:

Noise from live music and films would adversely impact residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. Given I live 250 metres from the Manor I will hear the noise from outdoor and indoor music and films. On a still, warm summer evening when outdoor music and events will be taking place my family, guests and children will hear the noise carry across the fields subjecting me and them to noise pollution in the afternoon and evening. Moreover on a warm night, when my windows are open I will be able to hear music until 3.00 am interrupting me and my family's sleep and that of my neighbours. Given the lack of control of noise pollution associated with this event, this very broad licence application should be dismissed and rejected.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. Again given my proximity to the Manor I will be disturbed by people leaving the Manor; shouting, singing and talking loudly to each other; the revving of engines, slamming and shutting of car doors and other noise associated with people exiting an event. There is also a risk of arguments and fighting between guests after they have left events at the Manor, but before they have left the vicinity of the village. Yarnton has no public toilets so there is a real risk of up to 5,000 drunk or partially sober people urinating, defecating and vomiting in Church Lane, near the bus stops in Yarnton or elsewhere in the village.

Yarnton is a small village with public transport provided by a bus route into and out of Oxford. It has no other public transport links so additional access is by car, motorbike, bicycle or walking. Church Lane itself is the only access to Yarnton Manor. It is a very narrow single track road with a few passing places and only has footpaths for some of its length forcing pedestrians onto the road. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and Cassington Road. Given Church Lane is so narrow, small children and people attending church either for services or weddings, funerals and baptisms are being put at risk of harm. I walk my dog in the village and regularly walk in Church Lane and have already been forced into the hedge by a double decker bus going down Church Lane to the Manor due to the lack of a foot path. Other walkers are also under similar threats to their health from congestion in the Lane.

The Winterwell Festival which is scheduled to take place this summer is advertising to

bring its paying guests to its Festival at the Manor by bus. This means there will be a risk of considerable congestion and danger to walkers in Church Lane which is the only access to the Manor from paying guests travelling by bus, car, motor bike or other means of transport. I note the licence being applied for allows the Manor to host events for up to 5,000 people. Clearly this single track road used by residents of the village to walk their dogs, take exercise and for families to visit the village cemetery and Church will become very congested and dangerous to walk down when there is an event at the Manor and is totally unacceptable.

Indeed, a double decker bus was stranded last week for two hours outside the Manor after it had dropped passengers at the Manor and was unable to turn around. The off street parking outside the Manor at the time had no more than half dozen to a dozen cars parked by people walking their dogs, visiting the village cemetery and attending a choir practice in the Church. If such a small number of cars can cause this type of disruption, there is a real risk that Church Lane could be blocked by a couple of buses/cars attending an event at the Manor denying emergency services access to the Manor and residents who live beyond the Manor. Network Rail also use Church Lane as a point of access for the mainline between Oxford and Worcester in case of emergency and for regular maintenance of the line.

The owners of the Manor have closed recently footpaths on their property to the public citing Child Protection issues. The main point of access to a number of open public foot paths is outside the gates of the Manor where walkers park their cars off the road making potential congestion worse.

Park Close, which leads off Church Lane is approximately 200-300 meters from the entrance to Yarnton Manor. The Close contains sheltered homes for elderly residents, who would be particularly affected by any disruption, noise or anti-social behaviour. Moreover, carers and emergency services could also be subjected to delays and parking problems. I am told a number of elderly residents in Park Close have registered their objections to Cherwell District Council.

I also note The Winterwell Festival is promoting gambling in its tweets to encourage people to attend its event. Gambling requires a separate licence and the loss of money by guests could encourage petty crime in the village as losers could steal to make up losses. Indeed the sale of alcohol could encourage Winterwell guests to gamble recklessly. I attach the Tweet from Winterwell for your reference:

[View photo](#)

0 retweets 0 favorites

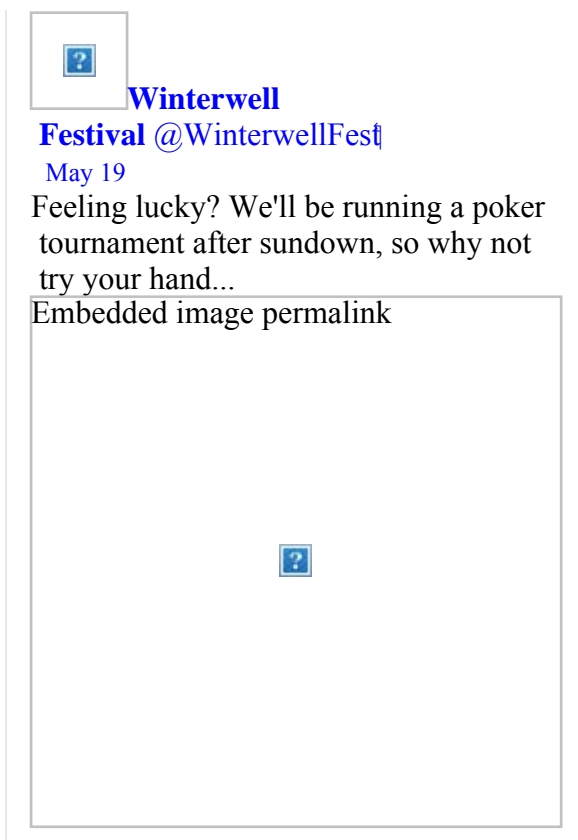
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I am confident given the objection points I have raised above, there is sufficient grounds for Cherwell District Council to reject this premises licence application on the grounds of:

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

I would be happy to discuss these points if required with representatives of Cherwell District Council.

Yours Faithfully

Simon Eaton

Sent from my iPad

From: [Graham Jennings](#)
To: [Licensing](#)
Subject: Objection to the Yarnton Manor Licence Application. URGENT.
Date: 02 July 2015 20:06:03
Importance: High

To **The Licensing Authority Cherwell District Council**

RE: Yarnton Manor Licence Application

My name is Graham Jennings, my address is 69 Great Close Road Yarnton, Oxfordshire OX5 1QR.

I'm writing to strongly object to the above licencing application for the following reasons.

Our village is small, the roads are narrow, additional traffic though the village will cause major problems for residents both in terms of congestion, parking and noise going on in to the early mornings. Over the summer we sleep with our windows open, I can hear music from the very occasional live music from the Red Lion pub which disturbs our evenings. (it is perhaps 1 or 2 times a year until 10.30 pm so tolerable). The Yarnton Manor application is for out door music until midnight and indoor music until 3am every Thursday to Sunday! This will be horrible for residents to live with, we will all suffer from the noise. Just because it's indoors after midnight doesn't mean there will not be noise pollution in our quite peaceful village.

I'm also concerned about anti social behavior of people drinking alcohol until 3 am. There's every chance of noise, shouting and mindless drunken behavior from visitors to the venue. Also a risk of damage to nearby property and vehicles parking the roads.

Will the police be on hand to manage the traffic and people in and out of the village and the church lane venue? There will be no public transport at 3am to move people out of the village, which will mean people walking about who have been drinking up to 3am. The very prospect of this concerns me greatly.

The use of Yarnton Manor for live music and alcohol until 3am is totally inappropriate for our quite and peaceful village.

Regard
Graham Jennings

From: [Andrew Varney](#)
To: [Licensing](#)
Cc:
Subject: Objection to the Yarnton Manor Licence Application - URGENT
Date: 06 July 2015 22:43:23
Importance: High

I have only just become aware that Yarnton Manor are applying for a licence to hold live music events until the early hours of the morning on a multiple, indefinite basis. As a resident of Yarnton, my family and I are very concerned about this. Despite the large size of the village, Yarnton is a very quiet place to live. Experience has shown that noise from occasional house parties and the like carries across the village and has been known to keep our children and us awake.

I am very worried about the magnitude of the events planned which are far greater in scope and duration than a small house party. It is clear from the advertisements that the intention is to attract party-goers from around the country. See for example “<http://www.eventbrite.co.uk/e/winterwells-summer-of-1967-at-yarnton-manor-estate-oxfordshire-tickets-16587503670>” where the words “just 60 minutes drive from central London” show that this is not intended to be some small, local event. Live DJs into the night and crowds of party-goers leaving early in the morning during summer months when we have the windows open at night are inevitably going to disturb us significantly.

Taking this event as one example of the likely implications, I do not relish the thought of having to drive my children to their chess tournament the next morning when none of us have got much sleep.

Another significant concern is that there are no real limits for the frequency of events on the licence applied for and the wording of the application implies that there could be a significant number like this in the future. The fact that tickets for the first of these potentially significantly disruptive events appear to be on sale before the licence has even been granted gives me real cause for concern that in the search for profits the applicants will not really take into account the magnitude of inconvenience and annoyance caused to the local residents such as us.

Best Regards,

(Dr) Andrew Varney
24 Merton Way
Yarnton
Kidlington
OX5 1NN

From: [Emily Moore](#)
To: [Licensing](#)
Cc: ; [Emily Moore](#)
Subject: Objection to the Yarnton Manor Licence Application - on behalf of Ken Davies
Date: 04 July 2015 11:21:34

Dear Sir or Madam,

As a resident of Yarnton (I live at 14 Pixey Close) I wish to raise the following objections to the above application:

To allow up to 5,000 people to attend events is excessive in terms of transport and parking issues, noise and disturbance to residents, and simply the volume of people coming to a village the size of Yarnton. Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. How will these events be managed to minimise disturbance to residents and the danger of drugs and increased risk of crime to the area?

The hours that have been applied for are far too late for a location of this type. There are also no real limits on how often events can take place.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until [3 am](#) could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

Some of the events are clearly only suitable for adults and I am concerned of the impact this will have on children in the area or those who accompany an adult. In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yours,

Ken Davies

14 Pixey Close, Yarnton OX5 1FY

From: [John Freeman](#)
To: [Licensing](#)
Subject: Objection to the Yarnton Manor Licence Application.
Date: 01 July 2015 07:39:03

John Freeman
2 Meadow Way,
Yarnton,
Oxford
OX5 1TA

Dear Sir.

As a resident of Yarnton the proposed application of a new premises license for Yarnton Manor goes well beyond the bounds of what the Manor is being currently used for, the education of children. If a license is granted and weekend festivals go ahead what sort of example does this give out.

On the Winterwell web site (the organisers of the proposed festival to be held on 29th August at the Manor) it clearly states that the “festival” starts at 1pm and continues until 3am the following morning. IF, the application is successful and this goes ahead what is there to stop the current owners of the Manor having “festivals” throughout the year. The organisers seem to think that a license is already in place as they state in the literature that there will be cocktails and music! With party goers leaving by 1pm on Sunday afternoon it is bound to cause quite a lot of congestion around the Church Lane/Cassington Road areas. Church Lane is a single track cul-de-sac in need of repair with very poor access and some parts having no pavement at all. There has been a substantial increase in traffic already along the lane since Oxford Royale Academy took over the manor. Double decker coaches have had problems turning in the small area opposite the church especially as cars park there to attend the church services. This is bound to be aggravated to unacceptable levels if more people will be “visiting” the Manor.

The noise will be bad enough with people leaving let alone noise from events, music, fireworks, etc. It is too close in proximity to private residential property for any such events to be hosted that include music be it outdoors or indoors. Also, the elderly residents in Park Close, a sheltered housing area just off Church Lane, could be subject to antisocial behaviour as people arrive and even more so as they depart.

Yarnton Manor is supposed to be an International study centre, not a venue for festivals which could, if this license is granted, include alcohol and music which could bring with it all the associated problems with large numbers of people.

Yours sincerely
John Freeman

From: [Temple Bookbinders](#)
To: ; [Licensing](#)
Cc:
Subject: objection to Winterwell World Limited and Oxford Royale Academy application
Date: 06 July 2015 14:06:56
Attachments: [Paternoster Far2.pdf](#)

Dear sir / madam of the Licensing Authority, Nicola and David,

Good afternoon.

I apologise sending my family's objection to all of you, but the feeling is such that I must raise this issue with you. To meet the deadline of 23 59 this evening, please find attached our family's objection to the application to sell alcohol at Yarnton Manor.

We appreciated that we only moved into Yarnton on 20th April this year, so have no experience of previous events (if there have been any in Yarnton) i.e. organised by ORA trading as Winterwell World Limited. There may not have been any previous events in Yarnton.

Our concerns centre around supplying alcohol and the single track lane, so access / limited infrastructure and safety of all village residents and party goers.

Please read through our accompanying letter, written in haste to make sure we meet the deadline.

There are many anxious concerns in the village but these are simply ours

My kind regards and gratitude for reading this through

Pauline Barnes

From: [Jennifer Sayer](#)
To: [Licensing](#)
Subject: Objection to Yarnton Manor Licensing application
Date: 06 July 2015 20:54:44

As a resident of Yarnton, I am writing to raise my objection to Oxford Program's application for a licence to serve alcohol and hold live music events between Thursday and Sunday at Yarnton Manor. Yarnton Manor is a lovely grade 2 listed building situated next to the village church down a quiet and narrow no-through road. My objections are as follows:

1. Access: There is only room for single file traffic down the lane with residential properties on one side of the road and a close of bungalows for older residents leading off it. Traffic travelling to attend the events would cause serious congestion down Church Lane and Cassington Road making it very difficult for neighbouring residents to access their own homes. Access to the church would be severely affected and would make any church activity, services etc impossible whilst a Manor event was ongoing.
2. Noise levels: Regular events with loud music would likely be heard by all Yarnton residents and the many people attending would completely change the nature of this peaceful rural lane and quiet village.
3. Alcohol: The new owners of Yarnton Manor informed village residents that they are running an educational programme and publicised their wish to protect their students from alcohol, citing child protection issues in excluding walkers from some of the well used footpaths round the Manor. This Licence request and plans for late night entertainment and festivals seems at odds with their previously stated plans for the Manor.
4. Security: Large numbers of people, alcohol and live music events until the early hours, are likely to cause some serious security issues and disturbance especially for the church and neighbouring properties.

To allow Yarnton Manor to be developed into a regular entertainment venue for large numbers of people seems very inappropriate given the location in a quiet country lane and close proximity to the church and residential housing. Moreover the Manor owners have not been forthcoming and open with the village about their plans and this does not give confidence that any events will be properly supervised with minimum disturbance to the local residents.

Jennifer Sayer
10 Dashwood Avenue
Yarnton OX5 1NH

From: [veronica](#)
To: [Licensing](#)
Subject: Objection to Yarnton Manor Premises licence
Date: 04 July 2015 20:12:46

Dear Sir/Madam

I would like to raise objections that I have to the premises licensing application for Yarnton Manor. I live at 156 Cassington Road, Yarnton on the junction with Church Lane.

We often experience difficult traffic situations outside our house because there is already a large volume of traffic

using this road and double decker buses passing in both directions. So having larger amounts of buses navigating Cassington Road, and Church Lane, a single track road with no full pavement along its length, would be a public and child safety problem.

My other main worry is the disturbance from loud noise up till 3am in the morning, for all residents several nights in a row. This will affect all residents and make it very traumatic for the elderly residents of the sheltered housing in Park Close.

Yours Sincerely
Veronica Williams

From: [Joe Organ](#)
To: [Licensing](#)
Subject: objection to: Oxford Programs Limited Yartnon Manor licensing application
Date: 28 June 2015 16:21:50

Dear Team

I'd like to object to the above application.

Sound carries very well in our village and you can hear the church bells when they ring very clearly - I think the noise would be enough to wake up my children and make our lives very difficult.

Oxford Programs are presumably linked to Oxford Royale Academy, who have thus far shown a remarkable disregard for the village and its occupants - and I'd worry that this would continue.

I find it remarkable that an organisation that is setting up an international boarding school would also want late night drinking and concerts etc on the same premises.

best wishes

Joe Organ

Dr Joe Organ
resident of Yarnton

From: [Corrie Gray](#)
To: [Licensing](#)
Subject: OPPOSED to Oxford Programs, Yarnton Manor, Application for Premises Licence
Date: 26 June 2015 13:06:04

Dear Sir or Madam

We OPPOSE

With reference to the Application for a Premises License under Section 17 of the Licensing Act 2003 by: -

Oxford Programs
Yarnton Manor,
Church Lane,
Yarnton,
Oxon
OX5 1PY

to serve alcohol beverages, late night music etc., we would like to **oppose it**.

This is a small village where noise carries easily at night, and the noise levels, especially from music played for such gatherings would be unbearable.

This quiet & peaceful village lane is also not made to carry hundreds of vehicles which would attend such function and would cause disruption to church goers and dog walkers from the village that currently use the lane.

Thank you

Corrie Gray & Daniel Poffley

85 Cresswell Close, Yarnton, OX5 1FX

From: [Carol Maurice](#)
To: [Licensing](#)
Subject: OPPOSED to Oxford Programs, Yarnton Manor, Application for Premises Licence
Date: 22 June 2015 12:53:30

Dear Sir or Madam

WE OPPOSE

With reference to the attached Application for a Premises License under Section 17 of the Licensing Act 2003 by: -

Oxford Programs

Yarnton Manor,

Church Lane,

Yarnton,

Oxon

OX5 1PY

to serve alcohol beverages, late night music etc., we would like to **fiercely oppose it.**

This is a small village where noise carries easily at night, yet alone for residents more local to Yarnton Manor and the noise levels, especially from music played for such gatherings would be unbearable.

To suggest alcohol and noise into the early hours from a listed building in this area, surely is outrageous and would at the very least be breaching the peace, especially after 11pm, yet alone going on for several days or on a regular basis, which is unacceptable and not right.

This quiet & peaceful village lane is not made to carry hundreds of vehicles backward & forward which would attend such functions.

Church attendants for Sunday Services & villagers who walk their dogs around this beautiful area have very little room to park their vehicles as it is, yet alone if there is an overflow from the Manor grounds. Missed rubbish such as beer cans and bottles would also accumulate.

We believe this application for a license is for the sole purpose of making as much money as possible at the residents' personal expense & unrest.

Please give immediate consideration to our opposition.

Thank you

Mr Maurice Barnard & Mrs Carol Barnard

From: [Peter Smith](#)
To: [Licensing](#)
Subject: Oxford Programs Application for Premises Licence at Yarnton Manor
Date: 06 July 2015 10:09:44

37 Dashwood Ave., Yarnton Kidlington Oxon OX51NJ

Having been a resident of Yarnton for 46 years, I would like to strongly object to the above application.

Church Lane is narrow and proposed/potential attendances would cause severe congestion and parking problems.

Noise pollution would extend to most of Yarnton especially from outdoor events in the early hours. This would cause sleep disruption particularly when windows are open in the Summer.

Extensive licensing hours would result in drunken anti-social behaviour and petty crime, as shown in city centres since national extended licensing hours were introduced. It would also be intimidating to churchgoers

Peter George Smith

From:
To: [Licensing](#)
Subject: Oxford Programs Ltd - Yarnton Manor
Date: 20 June 2015 12:32:39

Dear Sirs

Please note that both my husband and I strongly object to a Licence being granted to Oxford Programs Ltd, Yarnton Manor, Church Lane Yarnton OX5 1PY for the purpose of Live/Recorded Music - Films and Retail Supply of Alcohol

The noise that these events would create would bring mayhem to those that live within the vicinity plus loss of sleep to many as noise travels at night as has been proven with other events in the Village in the past!

Church Lane is a narrow lane and is not equipped to deal with the traffic that these events would bring!

When making your decision I hope that you will take my comments on board

Yours faithfully

Jennifer Hebborn
3 Stocks Tree Close
Yarnton
Kidlington
Oxon OX5 1LU Tel:

From: [bridget gissing](#)
To: [Licensing](#)
Subject: oxford programs ltd licence application
Date: 24 June 2015 11:49:24

I would to register my objection for a licence at yarnton manor from oxford programs ltd, my objections are as follows. we live in park close off church lane we are a group of sheltered housing bungalows with varying ages living there, my husband is 84 and not in good health i.e. heart problems, we are very anxious about the proposed event, having looked at the winterwell site on the net.the problems I envisage are, the traffic this is a single track road, how are the planning to get coaches up and down church lane. parking where would the cars park. noise we back on to the manor fields. 3 am is extremely late also lazars and fireworks at what time are these happening. does this not constitute public nuisance.I would also like to point out that there had been absolutely no communication from either yarnton manor, oxford programs, or winterwell, surely it is common courtesy to inform neighbours this is causing distress to our little community. I would like to point out that the premise of oxford royale academy oxford programs. is the safety of the children from around the world that study there, they say in point 12 of letter dated 22.02.15, yarnton manor is now a residential academic institution for students under 18, we must follow guidelines and regulations including those on safeguarding and child protection stipulated by the government and by our accrediting bodies for example the british council. I hope this will be resolved as I say this is very upsetting also having no dialogue with the parties concerned

From: [Jo Smith](#)
To: [Licensing](#)
Subject: Oxford programs ltd
Date: 29 June 2015 21:50:47

>
>
>
> Sent from my iPad
>
> Dear Sir/Madam
>
> I wish to object to the above application for a licence. I feel that it would be detrimental
> To our village of yarnton. Until now, it has been a very quiet place to live. I feel that
> This licence will change the charactor of the village by creating noise at night, therefore
> Making it difficult to sleep and as Oxford programs ltd is for young teens, will give them the
> Chance to get alcohol at too young an age.
>
> Kind regards
>
> Jo smith
>

From:
To: [Licensing](#)
Subject: Oxford royal re yarnton manor
Date: 29 June 2015 19:46:40

Dear sir I am objecting to the application of a license at yarnton manor due to unsociable noise and hours and general upset to the quiet rural village life we have here not to mention probable disturbance to the neighbourhood. i live at number 15 the paddocks. we already have noise from neighbouring pubs and at times from blenham palace which we can clearly hear from our property. yours j. wilson

Sent from Samsung Mobile

From: [Julie Morrey](#)
To: [Licensing](#)
Subject: Oxford Royale aka Oxford Programs Limited (Yarnton Manor) request for premises license for Yarnton Manor as a venue for public events, programmed to start August 2015
Date: 04 July 2015 21:37:34

Dear Sir/Madam,

As residents of 3, the Paddocks Yarnton, living just under a kilometre from Yarnton Manor, Church Lane, Yarnton, my family and I wish to present our objections to the above proposal by Oxford Programmes Limited (Yarnton Manor) for a Premises License.

Since we moved to the Yarnton 6 years ago, we have enjoyed the benefits of living in a serene and community spirited, child and family friendly village. The longest standing residents of the village have welcomed us, as we have recent newcomers, because we share a desire to retain this harmonious and considerate atmosphere. We live on the top end of the Paddocks (Rutten Lane side near the Stagecoach S3 to Oxford bus stop). Potentially, this area could be a noisy one, with the late night buses allowing residents to stay out longer and arrive home at all hours of the evening. However, the generally respectful and caring attitude of residents has thus far been mostly unobtrusive for us. In Summer time, while more people have outdoor parties and barbecues and the noise of more regular traffic carries through open windows, we have still found local residents respectful and mindful of causing disturbance noise or behaviour wise.

We are therefore extremely concerned that a premises license will allow Yarnton Manor (Oxford Programmes Ltd) to hold up to 12 events a year, including 3 this August (when most people have windows open throughout their houses and noise and disturbance carries more easily. Yarnton Manor's proposed events will bring large groups of people, who are not familiar with and may not necessarily be respectful or mindful of, Yarnton residents' needs—especially those of families with young children or vulnerable elderly people of whom there are many in Yarnton. Events at such a large venue are bound to entail an increased amount of traffic and people walking through Yarnton at all hours of night (we note that the Late Night Refreshment license allows them to purchase alcohol until 03.00 am!).

Setting up for and the transport of participants at the event including private, business and services vehicles, taxis, etc. will obviously cause considerable disruption and noise also and could even endanger children who like to play more freely along Church Lane (where traffic is quieter and mostly consists of those resident or familiar with the area and inhabitants in some way). The potential for increasing numbers of people to park causing obstructions to access to local residents for their homes should also be contemplated.

We are deeply concerned that Yarnton Manor's proposals are not harmonious with the wishes and needs of residents of the majority of people in our village. Many residents we know have chosen to live here, because it is a quiet and reasonably safe haven away from more intense social activity, flurry of strangers under the influence of alcohol, late night parties and numerous licensed premises of Oxford city centre and beyond.

As we are given to understand, Yarnton Manor was granted permission to close footpaths that have crossed their land for a long time, due to safeguarding concerns for their term time students. We do not see how this request for a premises license so that they can hold 12 public events a year fits with this 'priority'. Even if the events do not occur in term time, such

public events in venues normally used for children/students could still increase their vulnerability – by enabling a broader range of people outside the staff of Yarnton Manor to become more familiar with students' immediate home environment during term time. Such events bringing in large numbers of unfamiliar adults to Yarnton, some of whom will consume alcohol and will move about the village during long hours of the night time, could also pose safeguarding concerns for younger residents of Yarnton.

We beg you to accept our concerns not just for the welfare and happiness of our own family, but for the neighbours and residents of this lovely community and to strongly consider declining the application for a premises License for Yarnton Manor by Oxford Royale.

Thank you for your consideration.

Kind regards,

Mrs Julie Morrey, Mr Richard Morrey and our children Lucy and Emily Morrey.

From: [Jim Briden](#)
To: [Licensing](#)
Subject: Premises Licence Application: Yarnton Manor. Oxford Programs Ltd
Date: 29 June 2015 15:58:20

The Licensing Authority
Cherwell District Council
Bodicote House,
Bodicote
Banbury OX15 4AA

29 June 2015

Premises Licence Application for Yarnton Manor: Oxford Programs Ltd

We submit that the blanket application for a Premises Licence at Yarnton Manor should be refused as being inappropriate in scale for an educational business, inappropriate for this area of Yarnton village and unreasonably detrimental to the interests and rights of residents. It would relinquish safeguards of residents' interests which would not easily be restored.

The "history" of the manor as a venue for events has for many years been very occasional (contrary to the implication of a letter from the Manor to residents dated 25 June 2015). Granting the application would open the way for drastic change in the pattern of use which should not be risked.

The present owners have been intensely concerned for their security and privacy, and so attentive to their responsibilities *in loco parentis*, as to seek to throw a cordon around the Manor by excluding all public access to the neighbouring land. This application suggests that such sensitivities do not extend to neighbours and the local area, despite the owners assertions to the contrary.

The 25 June letter infers that the Council has already given clearance for music nightly between 7 June and 15 August 2015. We are surprised and concerned if you have indeed given such licence which does not seem commensurate with serious Summer Schools.

Under the previous ownership by OCHJS celebratory events were occasional and rarely, if ever, continued after midnight; even for these the level of noise was disruptive. We therefore particularly object to outdoor films and music, whether live or recorded, on more than, say, 5 or 6 times per year, and never beyond midnight. We urge specifically that licence for an event already advertised for 29 August 2015 extending into the early hours be refused.

Disturbance on summer evenings and nights is of course particularly unfair on residents who legitimately expect not to have their open air enjoyment, and facility to have windows open continually, impaired.

The level of noise generated indoors, and the consumption of alcohol, should be strictly limited because they would add to the potential disturbance.

Contrary to their own perceptions as portrayed in their 25 June letter, the new owners have made a clumsy start in developing local relationships and trust. The Council should not bow to the applicants' desire for a blanket licence "primarily for administrative reasons".

We strongly support the contention of Yarnton Parish Council that activities at the Manor should be considered by event-specific applications, and we believe that these should only be granted on a very occasional basis, and with strict limits on permitted noise, alcohol, timing and numbers in attendance.

We recognise that if the Manor builds up a track record for responsible management of events, this might well make your assessment of future event-specific applications easier. However we believe you should not contemplate a blanket licence ever being appropriate at this site.

Please note that we have seen only one Licence application (with no Reference Number and with closing date for comments 6 July 2015). If there are other applications to licence events at the Manor, please accept this letter as applying to those as well.

J C and C M Briden
1 Paternoster Court
Cassington Road
Yarnton OX5 1QB

From: [Jim Briden](#)
To: [Licensing](#)
Subject: Premises Licence Application/Oxford Programs/Yarnton Manor
Date: 06 July 2015 18:35:09

* We submitted an objection on 29 June, principally on public nuisance grounds. This second submission is in the light of more recent information from a meeting held by the applicants*

While we understand that Premises Licence Applications are considered at Committee level, we are not sure at what level final decision is made – hence our addressing this letter to Council Chairman’s office as well as to the Licensing Committee.

We query whether Oxford Programs Ltd is a fit and proper entity to hold a licence at Yarnton Manor.

Having become aware of villagers’ concerns about their Licence application, Oxford Programs (Yarnton Manor) held an open meeting on Saturday 4 July to explain themselves. They informed us that their plans have 3 components:

1. summer schools (June-August) which are up and running and in which they are experienced.
2. courses for the remainder of every year. These have not started; they appear to have little or nothing firm, even for the rest of 2015; and they clearly have operated nothing on the proposed scale before.
3. Events, of which their experience seems to be end-of-course parties for the summer schools (~80 people) and their annual Winterwell country event (they are the owners of “Winterwell”) that they are already advertising for Yarnton for 29 August 2015 on the theme “Summer of ‘67”.

We seriously question whether they are FIT in terms of organisational capacity and experience.

And we question whether they are a PROPER organisation to hold a licence. For example, they insist that Education is their overwhelming priority, aiming for a full program throughout the year. They are aware of their duty of care, safety and security especially to teenage students, even to the extent of fencing off their perimeter. Surely there is conflict between this duty and their wish for a licence for an unlimited number of weddings or other alcohol-serving and music events both in principle and in practice (e.g. bookings needing to be accepted years in advance).

JC and CM Briden
1 Paternoster Court
Cassington Road
Yarnton
Oxfordshire OX5 1QB

From: [Vicky Stepney](#)
To: [Licensing](#)
Cc:
Subject: Premises Licence at Yarnton Manor
Date: 05 July 2015 22:45:38

Yarnton Manor Licence Application

Dear Sir,

As a resident of Yarnton, my address is 6, Church Lane Yarnton, OX5 1PY I would like to raise some objections to the above application.

One of my main concerns is that the surrounding area is clearly unsuitable for large events on a regular basis, which, if granted would be possible. Church Lane is a tiny, single track road without footpaths all the way down and is clearly unsuitable for large amounts of traffic.

Since the new owners have been at Yarnton Manor they have closed a large amount of footpaths in the fields at the bottom of Church Lane; footpaths that I have walked around for 40 years. This means that the only way to get down to fields beyond is by walking down Church Lane, where they intend to increase the volume of traffic. The road surface is already of poor quality with limited area for parking (people will inevitably park outside the manor grounds) and may disrupt parking for church services, weddings and funerals etc.

Since the Summer Schools have started there this year we have had double-decker coaches going up and down the road several times a week, even sometimes in a day. These are damaging trees in my garden which although do need cutting back a little. However, when I went out to do this, there is a pigeon nesting in it. Goodness knows how it's managing to stay there with the buses knocking it at regular intervals!

The long hours that have been requested for these events are also a worry. People leaving at 3am are bound to create a large amount of noise which is unacceptable in a residential area especially with a large amount of elderly residents in the near vicinity. People leaving early in the morning may also disrupt Church services.

I don't think that many people objected to the occasional wedding that occurred in the past but I think the potential regularity is worrying.

Having been to the meeting held by Yarnton Manor Estate at Yarnton Manor on 4/7/15, the owners do not seem like unreasonable people. Is it not possible to organise some sort of compromise?

Yours faithfully
Victoria Stepney

From: [Mark and Belinda](#)
To: [Licensing](#)
Subject: Premises Licence for Yarnton Manor (Oxford Programs Ltd), church Lane, Yarnton - objection
Date: 19 June 2015 16:40:12

Dear Sir / Madam

I wish to object in the strongest terms to the licence which has been proposed for Yarnton Manor (Oxford Programs Ltd) in Church Lane, Yarnton.

- Yarnton is a small quiet village. The road which provides the only access to Yarnton Manor is a no - through road, therefore any traffic entering or leaving the premises will have to enter Church Lane from Cassington Rd. Cassington Rd already has traffic calming measures in place to limit the speed and noise caused by traffic coming through the village.
- Church Lane is a narrow single track road with limited passing places.
- Church Lane is the only access for a number of properties, including complex of elderly persons bungalows.
- Church Lane is the only access to Bartholomew Church - the Sunday services will be impacted by any late night parties on Saturday night/people staying until Sunday. The church yard should be a quiet place of reflection 24 hours a day.
- Quite apart from the noise levels which will be allowed to continue until 3am and the disturbance caused, Oxford Programs Ltd have not considered the traffic chaos that will be caused.
- Oxford Programs have already begun advertising an event to take place on Saturday 29th August, under the title 'Winterwell 2015'. Tickets are being sold for an all day event which will finish at 3am, plus the opportunity to camp overnight and stay until 1pm the following day.
- They are inviting people to travel from London by coach for a extra £20. Church Lane IS NOT SUITABLE for coaches.
- They are encouraging ticket holders to camp overnight potentially causing noise disturbance to those properties near the Manor after 3 am.

Oxford Programs Ltd should not be allowed to hold events of this nature which will attract a huge number of people who will have to pass through the village.

Belinda Davies
137 Rutten Lane
Yarnton
OX5 1LT

From: [Verena Brogden](#)
To: [Licensing](#)
Subject: Premises Licence
Date: 30 June 2015 21:22:57

Dear Sir/Madam

I am writing as a resident of Yarnton Village. I read with alarm the application for an new premises Licence applied for by Oxford Programs Ltd, Yarnton Manor, Church Lane, Yarnton, OX5 1PY. I have lived in this village for 48 years and during that time the Village has always had very good interactions with the people running Yarnton Manor. This application by Oxford Programs Ltd. flies in the face of such interaction, all it is going to do is annoy and upset the whole of the Village. They are asking for a licence to supply alcohol from 13.00 hours to 03.00 hours Thursday to Saturday and 13.00 hours to midnight on Sundays inclusive of live music outdoors. This is a Village with elderly people living just yards away from the Manor, apart from the rest of the Village, large numbers of which have to work for a living and don't need to be kept awake half the night with live music every week. This company, under the guise of running a school at the Manor is planning all sorts of entertainment in a place most unsuitable.

The Manor is situated in a narrow lane with very little pedestrian pavement, if coaches full of people arrive for the entertainment at the Manor it will put peoples' lives at risk. I strongly object to this application for an entertainment/alcohol licence because I believe that it would be highly detrimental to the people who reside in this Village.

Yours sincerely

Verena Brogden
45 The Garth
Yarnton
OX5 1NA

Sent from Windows Mail

From: [Christine Clark](#)
To: [Licensing](#)
Subject: Quite Yarnton
Date: 02 July 2015 17:20:39

We object to the propose

Live music at YARNTON manor.

Why would anyone want this at Yarnton, if alcohol is to be sold how do these people get home, last bus out of Yarnton on a Saturday, about 11pm. Do

We need this type of attention in a small village.

We are a family village, with

Children and older people,

This is not the place for night clubs. Let's keep that to oxford. We like being a sleepy village. This type of activity. Is for places that can Be policed. We do not have the infrastructure to accommodate this type outlet.

Please could you not approve this. As it will ruin our village. Cannot understand why this was ever thought of for a village

Locally.

Please do not destroy our

Village

Christine & Peter Clark

Very concerned villagers

Sent from my iPhone

From: [Mike Groves](#)
To: [Licensing](#)
Subject: Re Application for a new premises Licence for Oxford Programs Ltd at Yarnton Manor Church Lane Yarnton OX5 1PY
Date: 20 June 2015 11:49:46

Dear Sir / Madam,

I wish to object to the above application on the following grounds.

1. Noise from live music and films would adversely affect local residents old and young who live in close proximity and have to get up for work and attend the local school, also in very close proximity.
2. The supply of alcohol until 03.00 would subject local residents to antisocial behavior and noise.
- 3.. The increase in vehicular activity on what is a single track road will cause severe traffic problems and noise and potential danger and would have to be carefully policed.
4. The residents of the nearby old peoples dwellings will be subjected to late night noise and antisocial behavior. Daily carers', medical visits have to be made regularly and speedily. Carers' and their families would suffer unnecessary inconvenience due to parking and traffic on a single track road.
5. There is a church and a graveyard immediately adjacent to the site and permission to proceed would be insensitive. All who use and attend services, weddings, and funerals will be affected. There is very limited access and parking for these occasions currently.

I am a resident of Yarnton and believe that the granting of this application would have no benefit to the local community or it's businesses, it would only cause upset and a lot of inconvenience.

Michael Groves
43 The Garth
Yarnton
Kidlington
Oxon
OX5 1NA

From: [Matt Stanford](#)
To: [Licensing](#)
Subject: Re. Yarnton Manor Licence Application
Date: 05 July 2015 12:37:19
Importance: High

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 42 The Paddocks), I wish to raise the following objections to the above application. The potential that up to 5,000 people may descend on Yarnton to attend events is incredibly excessive. Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. Park Close, which leads off Church Lane, contains sheltered homes for vulnerable, elderly residents, who would be particularly affected by any disruption. For many of them it would simply be terrifying to have those large numbers of people and a high level of noise on their doorstep. Carers and emergency services could also be subjected to delays and parking problems. Having worked for a care service I can attest to the importance of these support systems for our vulnerable elderly population, and any delay could potentially be life threatening. I also feel that it is decidedly unfair that they, and we as a village, should be subjected to the noise and rowdy behaviour that inevitably proceeds events of the nature of those intended at Yarnton Manor. Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village, especially as the licence application covers events out of doors and until the early hours of the morning. The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. I, like many Yarnton residents, moved here to enjoy the benefits of living in a small village. Benefits that would be taken away if the licence goes ahead.

Kind regards,

Matthew Stanford

From: [Jeff Fishel](#)
To: [Licensing](#)
Subject: Re: Additional Licence Application for Yarnton Manor
Date: 01 July 2015 19:52:23

Dear Sirs,

I am writing to express my dismay and serious concern regarding the recent application made to the Council by Yarnton Manor.

As I understand the situation, The Licensing Act 2003 requires that Yarnton Manor in order to be granted a new premises licence will need to show that it will comply with the **4 Licensing Objectives**:

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

Each of the objectives is considered of equal importance.

This application in no way whatsoever conforms to the above 4 points. Additionally the owners have repeatedly stated that the care and welfare of the under 16 children who will be 'boarding' and attending courses at the Manor are the very reason why they have closed off the footpaths which have traditionally been used by villagers for over 100 years. This application seems to be somewhat hypocritical in view of this. Specifically I object for the following reasons:

The hours that have been applied for are far too late for a location of this type.

There are no real limits on how often events can take place.

To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village.

The area is generally very quiet and any noise outside has the potential to carry and cause disturbance.

I will be woken up by noise and rowdy behaviour from people leaving events.

My children will be woken by people arriving or leaving.

Noise from the music will not be sufficiently controlled and it is likely to either wake me or disturb my evenings.

Just because music will be 'inside' does not mean that this will not be a problem – Music in a marquee would be classed as being 'inside'.

The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor.

Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. Some festivals are well-renowned for being involved in 'legal highs'.

I am concerned about the possibility of cars parked at or near Yarnton Manor on the road being damaged.

The application does not offer effective conditions to control the potential problems.

There are no control proposed on lighting, such as security lighting, which may shine towards any property.

Children may be able to consume alcohol because there seem to be limited control in place

Some of the events are clearly only suitable for adults and I am concerned of the impact this will have on children in the area or those who accompany an adult.

To require everyone to leave at 3 am is likely to cause significant disturbance. There needs to be a dispersal arrangement in place.

Events at Yarnton Manor already cause problems for me.

I live in Aysgarth Road which will be effected and I feel could well be used as a 'rat run' for vehicles looking for an easy access onto the Woodstock Road. Please give careful consideration to this application and reject it for the reasons stated above.

Thank you

Yours faithfully,

J G Fishel

From: [Jones Nicola](#)
To: [Licensing](#)
Subject: RE: URGENT Objection to the Yarnton Manor Licence Application.
Date: 02 July 2015 09:40:42

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 29 DASHWOOD AVENUE, YARNTON, OX5 1NJ), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

MRS NICOLA DAWN JONES

From: [Yuliya Plathe](#)
To: [Licensing](#)
Subject: Re: Yarnton Manor License Application
Date: 06 July 2015 23:45:39

Re: Yarnton Manor License Application

Dear Sir/Madam,

We're the residents of Yarnton(our address is 14 The Paddocks, Yarnton, OX5 1TF) and we would like to object to the above application. We are greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community.

Yarnton is a quiet village and wasn't designed for rave parties. WE are extremely concerned about the noise pollution past midnight and availability of alcohol till 3 a.m. We believe that it may well lead to the antisocial behaviour issues and it will disrupt our sleep.

After thorough inspection of the application, we noticed that there was no proper dispersal arrangement made and the requirement to leave premises past 3 a.m. for the participants of the festival will cause significant disturbance for the habitants of Yarnton. We also have young children and their sleep will definitely be affected by the noise. Even in the past, when Yarnton Manor was the venue for weddings and the music and noise was kept at a reasonable level we could hear it and it was especially evident after 11 p.m. when the whole village normally goes silent.

Apart from that the roads of Yarnton(Church Lane and Cassington Road near the Church Lane junction) are quite narrow and even now there is a problem with the traffic especially with the cars parked near Yarnton pottery. Having extra traffic and big buses in particular will cause real havoc on these roads.

We sincerely hope that in view of the above the Licensing Authority will refuse the application.

Yours faithfully,

Mr and Mrs Plathe

From: [Emma Hall](#)
To: [Licensing](#)
Subject: RE: Yarnton Manor Licensing Application
Date: 02 July 2015 21:01:35

As a resident of Yarnton (8 Great Close Road), I wish to raise the following objections to the above application:

1. Church Lane is very narrow and only has footpaths for some of its length. Traffic attending events would cause massive congestion and other problems for residents of Church Lane and the surrounding area and for people wishing to use the church.
2. Noise from live music and films would adversely affect local residents all around the Manor and as Yarnton is a quiet village the sound would travel across most of the area .As the license application infers that the Summer would be the busy time this would cause the most noise disruption as people have their windows open and use their gardens more. Also the license application covers outdoor music meaning the sound would carry even farther and louder.
3. The supply of alcohol until 3am could also subject local residents to antisocial behaviour and noise even after events with people making their way home through the village by transportation or on foot.
4. Park Close, which is just off Church Lane, has sheltered housing for the elderly who would be particularly affected by the noise and disruption and carers and emergency services could be affected by delays and parking problems.
5. In view of the fact that the owners of the Manor have closed footpaths around the Manor citing Child Protection it would seem very inappropriate to be holding this kind of event.
6. To hold a festival in this kind of area seems very inappropriate as festival behaviour seems to lead to unwholesome behaviour (drugs, legal highs, drunkenness etc) This is a lane next to a church, elderly people and a quiet village.

Yours faithfully

Mr Alexander Fleet and Mrs Emma Fleet

From: [Branco Resek](#)
To: [Licensing](#)
Subject: Ref: Formal Objection to Yarnton Manor License Application
Date: 01 July 2015 18:41:25

Subject: Formal Objection to Yarnton Manor License Application

Hi, could you please send this email to the address below.....please! We're trying to stop this from passing, the traffic would be so horrible not to mention everything else... thank you! :)

send it to licensing@cherwell-dc.gov.uk

Yarnton Manor Licence Application - Formal Objection

As a resident of Yarnton, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yours sincerely,

Branco Resek

31 Sandy Lane

Yarnton, Oxford

OX5 1PA

From: [julie.walters](#)
 To: [Licensing](#)
 Subject: Reference 15/PRM0186/LAPRE1
 Date: 29 June 2015 14:19:00

FAO: Charlotte Johnson-Case Officer

From: Mrs J D Walters, 18 The Garth, Yarnton, Kidlington, Oxon. OX5 1LZ

Dear Charlotte Johnson

As a resident of Yarnton who has had our family home here since 1966, I am writing to object very strongly to the above license applied for by Mr William Humphreys under the name of Oxford Programs Limited at Yarnton Manor, Church Lane, Yarnton. This license is not only for the Summer of 1967 music festival on the 29th August 2015 from 1pm until 3am Sunday morning but also for a license throughout the year and on every day of the week it would seem. How interesting that they have applied in this name when they run educational and residential courses for children age 13-18 under the name of Yarnton Royale Academy and I see have in March 2015 bought a 95% holding of Winterwell World Music. These three can all be linked and registered to Humphries & Co, Solicitors in Bristol, who top the Solicitors From Hell Charts and now are proving themselves to be the Neighbours From Hell here in our quiet little village of Yarnton.

My Objections are on the following grounds:-

As a longterm resident of Yarnton and a regular churchgoer I know the village and its residents well and we would all be badly and adversely affected Cherwell District Council give in to pressure and grant this licence.

1. Church Lane is (or was) a quiet little backwater in the oldest part of Yarnton. As well as Yarnton Manor, there are residential houses there plus a close of old peoples bungalows and most importantly St Bartholomew's Church as immediate neighbours to the listed Yarnton Manor which stands in about 23 acres of land most of which is contractually farmed and planted with crops - this year oil seed rape and winter barley. They therefore do not have sufficient gardens to hold events such as the Winterwell Festival or anything else on this scale. The website for this quotes other country houses where they have been held, but these are mostly in acres of parkland and how would they know anyway having only become Directors in March. I have, however been to Weddings and other events there when all the other previous owners welcomed the village with open arms - unlike the Lord of the Manor since September 2014 who appears to want nothing to do with the village and only alienates us all treating us like total morons, not replying to letters emails properly and not attending meeting. How rude and arrogant is that! We are now contacting our MP and the PM probably.

If this licence is allowed for the music festival on August 29th plus all the other days when events could be held, it will destroy the peace and quiet the village has enjoyed for centuries..

2. As a regular churchgoer the granting of this licence will impact dramatically on services on Sundays 8am and 11am plus the mid week service at 9.30am. I go to church to enjoy peace and contemplation and to be nearer to God. Weddings, Baptisms and Funerals which can take place at weekends and during the week will also be disrupted and ruined by the greed of the owners of Yarnton Manor - George Humphreys and his two sons. Another reason is that our Vicar who lives in the Rectory and his children plus neighbours will be disturbed as camping is to be permitted in the orchard adjoining these properties. Our Vicar has to get up early to carry out four services on a Sunday so will be in no fit state having been kept awake all night by drunk, rowdy and potentially drugged up revellers. I lived through the psychedelic 60s with Woodstock (USA) the Flower People and everything else from that era so know how bad it could potentially be. IT MUST BE STOPPED and nipped in the bud immediatly. Another valid point to be made about Church is that it is our patronal feast day on the 24th and in the past and hopefully

again in the future, a garden party is held in the Rectory garden with sometimes a Flower Festival at the Church to raise badly needed funds usually at August BH..

3. Already the traffic in Church Lane has increased dramatically driving at speed and failing to give way. Church Lane is a narrow single track road with only one passing place other than gateways, a ditch on one side plus a narrow partial pavement. As I can see through joining Winterwall website in which all the full details of this forthcoming festival can be seen in all its glory, tickets are on sale at very high prices which means no locals can attend, but goodness knows how many revellers are to be bussed in by coach on the 29th. Coaches are definitely a no no in this quiet narrow lane and there has already been an incident when at church, that the coach was unable to turn round because of all the parked cars. You now and will forever take your life in your hands trying to walk there getting pinned up against the wall by large vehicles.

4. How can they apply for a liquor licence when as Yarnton Royale Academy or Oxford Programs Limited, whichever they are called has in its rules and regulations 7.1 Alcohol (as quoted in Yarnton Parish Council's official objection, say that they have a Zero-Tolerance policy regarding the consuming of alcohol on their premises. As they have students 13-18.

They can't have it both ways and this application smacks of double standards and deceit by them once again missing the deadline for the Yarnton Parish News and keeping us villagers in the dark. I also wonder whether as well as an alcohol and liquor licence and to serve food they are advertising Polka table and Ferrett Racing (poor things - informed RSPCA) they will need a GAMING licence too. If this goes ahead the Police, Noise Abatement etc will be having a very busy night and you are all employed by us the tax payers and villages of Yarnton.

5. Although we are a few roads away, we, like everyone else, would be detrimentally affected

by their events causing noise and air pollution throughout the village until 3am, increased traffic throughout the village and on the A44. You should take into account that the traffic Bank Holiday weekend will be worse than ever with the Turnpike holding its annual August BH Beer Festival in Yarnton and undoubtedly Blenheim Palace attracting vast numbers. We already are prisoners in the village at busy times and weekends which is made worse with accidents causing miles of tailbacks. Granting a license for the Music Festival and all other events throughout the year at the Manor would only exacerbate the problem. It should be noted that we can even hear concerts at Blenheim Palace and watch their fireworks and we're miles and miles away from that. Fireworks also feature as entertainment on the 29th August so not only will this Winterwell Festival cause stress and disruption to all of us but all the pets will need to be kept in and tranquilised too. I really feel for the old people (one of whom is or will be a centenarian) as they only have a small crop field between them and the Manor Grounds running across the back of the Rectory and Perry Orchard plus The Old School House, where the lady has recently been bereaved. Surely George Humphreys as an old man should know how these elderly people will feel and how worried they are getting. However, he and his sons seem to just ride roughshod over us all and are just money driven and wouldn't care about the rest of us. A lot of people have thought the students coming to Oxford Royal Academy are not bringing in enough so they propose this anti-social licensing application to bring in more to keep Yarnton Manor, an Elizabethan Grade 2 listed building, which is an absolute moneypit. Apparently he has sent a three page letter to one of them for All Residents of Yarnton, but as yet none of us have seen it. Good try George but it won't wash and as a village we will fight you all the way over this application.

6. Other villages - like Cropedy, have Music Festivals which money is given to help village schemes. Why not Yarnton Manor? Start being neighbourly and consider other people.

I do hope you will take notice of all the objections and put a stop to this nonsense.

PLEASE consider us your council tax payers and the people who vote you onto the

Council and not be swayed or grant this license to what is purely a money making machine ruining our village.

Regards

Julie Walters

a longterm and very concered resident

From: [Dawn Barker](#)
To: [Licensing](#)
Cc:
Subject: Representation re: Application for new Premises License
Date: 05 July 2015 12:56:02

Dear Sir/Madam,

Representation re: Application for new Premises License; under the Licensing Act 2013:
Oxford Programmes Limited,
Yarnton Manor,
Church Lane, Yarnton, OX5 1PY.

I am writing to make a representation against the granting of this new premises licence on the following 2 grounds of concern to me;

1. excessive traffic to and from the Manor using the small roads of Yarnton; namely Church Lane whereby posing a danger and risk to life to myself as a dog walker who regularly walks there.

In detail;

1. excessive traffic to and from the Manor using the small roads of Yarnton; namely Church Lane whereby posing a danger and risk to life to myself as a dog walker who regularly walks there.

As a resident of Yarnton I regularly walk down Church Lane, where these premises are located. Church Lane is a single track road with some footpath and a few properties lived in by residents and the Anglican St Bartholomew Church.

The Church is 16th Century as is the access - the road to it and to Yarnton Manor is shared. It is not designed to carry coaches.

Recent extra traffic (from the Yarnton Manor) that now use this route, cars and coaches, are often driven at excessive speeds and with no consideration to walkers and their dogs.

The new proposal to collect and ferry visitors from London in coaches to attend proposed events at the Manor will only exacerbate the dangers to pedestrians and myself who choose to walk on this popular route.

2. excessive noise after 11pm in the quiet village of Yarnton.

I am extremely alarmed at the prospect of late night parties, camping, live music and alcohol being sold until 3am from Thursdays through to Sundays in Yarnton. The noise will disturb me, 1mile away. I know this because I can now hear the church bells sounding on a Sunday morning.

I look forward to your response to my representations here.

Kind regards,

Dawn Barker

Dawn X

From: [Tracy Barker](#)
To: [Licensing](#)
Subject: Representation re: Application for new Premises License; under the Licensing Act 2013:
Date: 06 July 2015 15:37:03

Dear Sir/Madam,

Representation re: Application for new Premises License; under the Licensing Act 2013:Oxford Programmes Limited, Yarnton Manor, Church Lane, Yarnton, OX5 1PY.

I am writing to make a representation against the granting of this new premises licence on the following grounds of concern to me;

Firstly I am concerned about excessive traffic to and from the Manor using the small roads of Yarnton; in particular Church Lane whereby posing a danger and risk to life to myself as a dog walker who regularly walks there.

As a resident of Yarnton I regularly walk down Church Lane, where these premises are located. Church Lane is a single track road with some footpath and a few properties lived in by residents and the Anglican St Bartholomew Church.

The Church is 16th Century as is the access - the road to it and to Yarnton Manor is shared. It is not designed to carry coaches.

Recent extra traffic (from the Yarnton Manor) that now use this route, cars and coaches, are often driven at excessive speeds and with no consideration to walkers and their dogs.

The new proposal to collect and ferry visitors from London in coaches to attend proposed events at the Manor will only exacerbate the dangers to pedestrians and myself who choose to walk on this popular route.

Secondly, I am concerned about the excessive noise after 11pm in the village of Yarnton.

I am extremely alarmed at the prospect of late night parties, camping, live music and alcohol being sold until 3am from Thursdays through to Sundays in Yarnton. The noise will disturb me, and fellow residents as this is a quiet village.

I look forward to your response to my representations here.

Kind regards,

Tracy Barker

From: [Stéphanie Gittos](#)
To: [Licensing](#)
Subject: Representation relating to Premises Licence Application by Oxford Programs Ltd
Date: 03 July 2015 15:21:30

I, Stephanie Gittos, live at Mead farm, 54 Church Lane Yarnton, next to Manor Farm.

I wish to object to the application for a new or premises licence at Yarnton Manor on the grounds of preventing public nuisance and public safety.

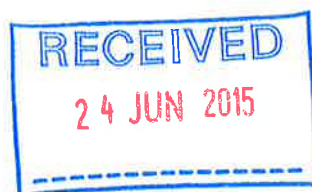
I have read the revised representation of my neighbours, Michael and Caroline Williams dated of the 2nd July 2015.

I concur fully with all their comments and suggestions. I would like to add that I have already experienced issues associated with the use of Yarnton Manor: students walking down the lane at 10:30pm/ 11pm pass straight under my windows. The noise they make is accentuated by the quietness of the lane and has woken my youngest sons (9 and 14) at different occasion around this time.

The students are also enjoying their back garden but again their small parties are very audible from my and my daughter's bedroom windows as they are the **only** noise around.

I will legally represented at the hearing on the 28th July 2015 and I would like my counsel to speak on my behalf.

Stéphanie Gittos



29 Merton Way
Yarnton
Kidlington
Oxfordshire
OX5 1NN

23rd June 2015

The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Sir/Madam,

Ref: Premises Licence – Oxford Programs Limited, Yarnton Manor, Church Lane, Yarnton

I am writing to make known my objections to the application (copy enclosed) submitted by Oxford Programs Limited (the new owners of Yarnton Manor) for a new Premises Licence under the Licensing Act 2003. I object to such a licence being granted for reasons described below.

Using this licence Oxford Programs Limited is planning to host the 'Winterwell 2015 – Summer of 1967' festival over the coming August bank holiday weekend. This event is aimed at and likely to attract a large number of young people from outside the county. The selling of alcohol for consumption onsite and the likelihood many of those attending will be camping overnight in adjacent fields has the potential to trigger antisocial behaviour and low level crime.

Church lane is an old byway route through to/from Oxford and as such is not suitable for large volumes of motor traffic especially larger vehicles. The lane is used daily by many pedestrians for leisure and/or access to the parish church and graveyard. Due to it being poorly maintained and in parts the absence of adequate footpaths, pedestrians tend to hold the centre line when walking along the lane. At present with increased vehicular movements to/from the manor it has become noticeable how many cars are greatly exceeding the safe speed limit and thus creating a public safety concern. A further increase in car levels using Church Lane during this and other events held under this licence will only exacerbate this public safety issue.

This and other events will inevitably lead to numerous instances of public nuisance.

- Yarnton parish church and graveyard is adjacent to the site. The graveyard in particular is not screened off having only a wire mesh stock fence as its boundary. Over the duration of such events relatives visiting and tending to loved ones graves will be unable to avoid the celebrating campers and amplified music next door. Similarly worshippers attending services at the parish church and parents meeting for the weekly playgroup held within will have to contend with the same distractions.
- Park Close just off Church Lane contains retirement/sheltered housing bungalows for the elderly and these vulnerable residents will face fear and anxiety for the duration of this and any other such events.
- Already the occasional coach transporting students to the manor has created traffic issues on Cassington Road and Church Lane. While driving along Cassington Road I've personally had to stop my vehicle and manoeuvre to the side so that a coach carrying students to the manor could squeeze past. The increased number of coaches over a shorter timescale is likely to create a nuisance in the heart of our village.
- The advertisements for the Winterwell festival include plans for a fireworks display the noise from which will terrorise the local wildlife and domestic pets.
- An increase in visitors will contribute to higher levels of litter within and around the village.

When Oxford Programs Limited acquired the manor and began configuring it for their international study centre they announced that several footpaths in the vicinity would be closed off to prevent members of the public waking through the estate. It was clearly stated these closures were a requirement to meet strict child protection policies and regulations because many students studying/living at the manor would be children. The decision to host a festival celebrating the 1967 psychedelic era, a time when many great changes within society were being influenced by drugs, alcohol and sex seems to run contrary to these same child protection rules. If the brief glimpse of an occasional dog walker posed such a danger then it would seem logical an event glorifying a time notorious for drugs, alcohol and sex would pose a far greater risk to the protection of children.

I am aware of as I am sure you are much anxiety, speculation and rumour among Yarnton residents concerning the new ownership of Yarnton Manor. These feelings are understandable as already considerable and damaging changes have been made to an area of the village loved by all and an area that is historically significant. Many of these concerns could have been eased or put to rest had there been some kind of dialogue from Oxford Programs Limited but since arriving in the village in 2014 this is something that has completely failed to happen despite approaches from villagers.

I do hope you will consider closely the points mentioned above in relation to the granting of such a licence.

Yours Faithfully,
The Brennan Family

From: [Sharon Cornwell](#)
To: [Licensing](#)
Subject: THE YARNTON MANOR LICENCE APPLICATION for alcohol and live music
Date: 01 July 2015 15:28:24

Dear Sirs

I strongly object to this application made by The Yarnton Manor.

The village is small with narrow rural roads (with many pot holes already), there are not many entry/exists roads to the village. I feel that the village would become ever more congested adding to our current congestion what with the new housing estate residents and many using our roads as 'rat runs'.

In addition to the additional congestion and traffic chaos, one must consider the nature of the licence that they are requesting, a licence to consume alcohol until the early hours with loud music always playing until the early hours. The quiet village as Yarnton generally is will become a haven for party goers removing the tranquil persona the village currently has.

Not only will the prospect of having drunk people roaming about a quiet village alarming and dangerous, one must think of the safety of residents and general prevention of public nuisance.

By granting this licence – the whole ambiance of the village will change, it will go from a safe environment to one whereby there will be issues for public safety, the protection of children from loud music / rowdy revellers/ hostility to the prevention of public nuisance as sound carries.

I lodge my strongest objection to this licence application

Yours

Sharon Cornwell

Personal Assistant to

Professor Peter Holland, FRS, Linacre Professor of Zoology and Head of Department

Professor Charles Godfray, CBE, FRS, Hope Professor

Professor Kathy Willis, Professor of Biodiversity

Department of Zoology

University of Oxford

Oxford, OX1 3PS, UK

From: [Gina Williams](#)
To: [Licensing](#); [Phil Williams](#); [Holly Williams](#)
Subject: URGENT ACTION
Date: 06 July 2015 21:15:52

Windmill Farm
133 Cassington Road
Yarnton
Kidlington Oxon
OX5 1QD

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

6th July 2015

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold to 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

Yours faithfully

Gina Williams

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Gina Williams

***Windmill Farm
133 Cassington Road
Yarnton
OX5 1QD***

From: [letsco](#)
To: [Licensing](#)
Cc:
Subject: URGENT OBJECTION to Yarnton Manor Licence Application
Date: 04 July 2015 09:38:25

G Gelder, 84 Great Close Road, Yarnton OX5 1QR and I am a resident in an area of Yarnton close to Yarnton Manor.

I would like to object **very strongly** to the Licence Application for Yarnton Manor for the following reasons:

The only access to Yarnton Manor is via Church Lane a small, quiet road and quite unsuitable for traffic to and from large events, and such traffic will be hugely disturbing for residents of Church Lane as well as other areas of the village, cause congestion and create parking problems.

The existence of a licenced venue such as Yarnton Manor has the potential to be would probably also devalue the houses in Church Lane, which is one of the nicest locations in the village.

The hours that have been applied for are far too late for a location of this type, and noise and music from events will resonate through the village late at night (until 3am, which is totally unacceptable in a residential area) There are already two other venues, The Social Club in Rutten Lane and the Red Lion Pub. which create noise in the village at night after 11pm.

To allow up to 5,000 people to attend events is excessive. Even 300 people would still be excessive for our very small village. Music and other noise will disturb both young and old residents of the village, and leave people with no option but to have all windows firmly closed whatever the weather in order to sleep or have quiet enjoyment of their homes and gardens in the evenings, particularly in light of the fact that the applications indicates that the summer will be busier than the winter for Yarnton Manor events.

The roads around the village are increasingly busier, and noisier, and there is now also more noise from Oxford Airport. Yarnton needs to be protected not exploited.

Finally, it seems that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues (which now would seem to be for their own benefit, and not Child Protection), as they cannot see that it is inappropriate to be holding events of the nature for which the licence is applied.

G Gelder

From: [Joe Moore](#)
To: [Licensing](#)
Subject: URGENT OBJECTION - Yarnton Manor Licence Application
Date: 30 June 2015 23:05:50
Importance: High

As a resident of Yarnton (my address is 32 The Garth), I wish to raise the following objections to the above application:

- Yarnton is a residential area and the hours that have been applied for are far too late for a location of this type. I have two young children who would be woken up during the night by live music and films played during the hours of the application. Not getting a good nights sleep would impact on their health and adversely affect their ability to learn at school.
- Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village - especially as the licence application covers events out of doors and until the early hours of the morning. The supply of alcohol until 3 am, and to require everyone to leave at 3am, is likely to subject local residents to antisocial behaviour and noise and put public safety at risk.
- It appears that there are no real limits to how often events can take place or any effective conditions to control the potential problems. To allow up to 5,000 people – or indeed even 300 people - to regularly attend the events is excessive and would have a huge impact on a village the size of Yarnton.
- The application indicates that the summer will be busier than winters and this means that the potential for disturbance is much greater as windows are likely to open for ventilation.
- Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.
- Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In addition to the above points in view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yours sincerely,

Joe Moore
32 The Garth
Yarnton
Kidlington
OX5 1NA

From: [Rob](#)
To: [Licensing](#)
Subject: Urgent objection of Yarnton Manor..
Date: 06 July 2015 14:39:42

Mr rob challis and Mrs samantha challis
14 Spencer avenue,
Yarnton
Ox5 1ng

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Date

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold to 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

Yours faithfully

Mr and Mrs challis.

From: [Kathy Hayes](#)
To: [Licensing](#)
Cc:
Subject: URGENT OBJECTION TO LICENCE APPLICATION BY YARNTON MANOR
Date: 03 July 2015 09:13:33

I am a resident of Yarnton (Ms Kathleen Hayes, 62 Meadow Way, Yarnton, OX5 1TA) and wish to object to the application for a new premises license by Oxford Programs Limited, Yarnton Manor, Church Lane, Yarnton, OX5 1PY.

The Prevention of Crime and Disorder

- Whilst I am sure the Manor will do their best to minimise any increased risk of anti-social behaviour, disorder, petty crime and the use of drugs associated with the type of large ticketed events to which the application refers (ie up to 5,000 people), I feel that they are unlikely to have the experience or ability to prevent this altogether. This will completely change the nature of the village, which has hitherto enjoyed a relatively crime-free existence.

Public Safety

- This is a small village and as such is not a suitable location for such large-scale events. The Manor has never hosted anything similar to what is now proposed and there are concerns about possible public safety problems that may arise. There will be increased volumes of traffic, including large vehicles such as buses and coaches, travelling to and from the Manor along Church Lane sometimes in the dark. This is a narrow country lane without lighting or any significant passing areas or parking provision, as well as a lack of footpaths in places. There is therefore the potential for an increased incidence of traffic accidents and damage to vehicles and property, giving rise to concerns for the safety of village residents, especially the young and elderly, who walk along the lane to attend the church adjacent to the Manor or to visit the burial ground at the back of the Manor as well as to access the many popular public rights of way surrounding the Manor used by walkers from the village.

The Prevention of Public Nuisance

- In addition to the safety concerns mentioned above, the increased volumes of traffic to and from events at the Manor are also likely to give rise to greater levels of noise, pollution and traffic congestion affecting the residents of Church Lane and the wider village area. It also has the potential to impede access by car to and from their homes of those who live in Church Lane.
- The Manor is not situated in extensive grounds or parkland as is more usually the case for such large-scale event venues. It is located within a small village in very close proximity to residential areas that will be seriously inconvenienced by the loud noise and anti-social behaviour that is bound to be generated by such gatherings serving alcohol and providing amplified music and other entertainments at unsocial hours into the small hours of the morning. The areas affected include a close of sheltered housing for the elderly off Church Lane. It is also the case that any amplified sounds from this side of the village carry clearly across to the other side of the village near the A44 due to the prevailing south-westerly winds.

- The village burial ground is adjacent to the back of the Manor and is a haven of peace and tranquillity. If the licence is granted it will be within a few yards of what could potentially be unruly and/or anti-social behaviour that may spill out of the Manor grounds and into the surrounding areas, including the burial ground. This also applies to the historic church and graveyard adjacent to the front of the Manor.
- The village has only one convenience store and post office located in the petrol station on the A44 at the other side of the village and a pharmacy in Spencer Avenue. It is worrying that access to these limited facilities by people attending events at the Manor (especially where overnight accommodation is offered by the Manor) could cause problems, in particular the need for them to walk through quiet residential areas of the village to reach them as well as issues for the shops of capacity at unpredictable busy times that will be difficult to plan for.
- As I understand it, the approval of this application will potentially result in the owners of the Manor being able to offer it as a venue to any commercial organisation for unspecified events of up to 5,000 people lasting until 3am in the morning to be held (if they wish) as frequently as four times a week every week of the year. This is an unreasonable burden to place on such a small and quiet village. Surely the interests of the village would be better served if the organisers were required to obtain a licence for each specific event they wished to hold, at which time the relevant issues could be properly addressed.

The protection of children from harm

- There are families with young children living in the vicinity of the Manor, as well as within the village in general. The village has not previously experienced large influxes of outsiders such as are now being planned by the Manor, and this may give rise to an increased risk of harm to youngsters (including the students of the Oxford Royale Academy at the Manor) as well as providing opportunities for them to witness undesirable behaviour. However much the Manor may intend to prevent those attending events from having free access to the rest of the village, I think it is unlikely that they will be able to contain everyone within the confines of the Manor grounds at all times.

I trust the above objections will be taken into account when the Council considers the application in question.

Thank you,

Kathleen Hayes (Ms)

62 Meadow Way, Yarnton, OX5 1TA

My mother is buried in the burial ground behind and adjacent to the Manor, chosen for its tranquil, peaceful setting. I would not want that peace to be disturbed by loud amplified music and films plus boisterous, noisy and possibly badly-behaved people trampling the graves and leaving mess to be cleared up by others in the lane leading to the burial ground and the surrounding area. The back gate to the Manor is very close to my mother's grave and I am concerned that there could, at the very least, be rubbish thrown over the quite low fence onto the graves. My visits to her grave have already been curtailed significantly by the closure, by The Manor without any notice or consultation, of previously public footpaths which have been used by me personally for 24 years and by others for as much as 50 years that I am aware of. Before the closure I was able visit the burial ground as part of a circular walk at the back of the Manor, which is no longer possible. The back gate of the Manor was always kept closed by the previous owners of The Manor, but the present owners leave it open, which makes a nonsense of their reason for closing the footpaths on "child protection" grounds. The current licence application is another example of this.

From: [PETE STEPNEY](#)
To: [Licensing](#)
Cc: [Mary Clarke](#)
Subject: Urgent objection to Licence Application in Yarnton
Date: 06 July 2015 23:59:40

Dear Sir

I am resident (No. 6) Church Lane and have lived in the village for over 20 years.

Experience of traffic and large vehicles coming to and fro down the lane has significantly increased in recent weeks and it seems to me that any likely event will be a serious escalation of service traffic and potentially private vehicles attending any event.

There is not much room for overflow parking at present when a funeral or wedding has taken place with large church congregations. The Lane can get impassable with only a few vehicles trying to pass putting pedestrians at risk. The timing of people leaving late into the night is disruptive when in numbers even if they are not rowdy.

The idea of allowing hundreds of outsiders to attend events is far more than is reasonable for a one off gathering let alone multiple events. We sometimes have groups of people coming and going to the river in the summer that can be disruptive.

The volume of any music can be very irksome when only a few hundred metres from the source.

Your mention of festival brings the possibility of a wide variety of law breaking when combined with alcohol. Including breeches of the peace.

Regards
Pete Stepney

From: [Hannah Torrie](#)
To: [Licensing](#)
Cc: [Hannah Torrie](#); hannah.torrie
Subject: Urgent Objection to licence request by Yarnton Manor
Date: 06 July 2015 21:22:07

Dear sir or madam,

I am writing to log my considered objection the proposed application for a Premises Licence by Yarnton Manor.

I live near to the Manor and believe that granting such a licence will have a negative impact upon my family and the families of my neighbours. In particular, I am concerned about the increased potential for noise disturbance and anti-social behaviour if a licence were to be granted allowing large-scale events to be carried on long into the night.

A licence for music events including the sale of alcohol to 3am and the resulting volume of people travelling through my village in the early hours of the morning, either by vehicle or on foot, will cause significant disturbance. I chose to live in Yarnton specifically because it is a quiet, peaceful village and feel that this licence is not in the best interest of the community and will undoubtedly be of public nuisance to residents.

I do not believe that it is appropriate for Yarnton Manor to be granted a venue for late night entertainment and would ask you to use this email as my written objection to Oxford Program's application for such a licence.

Yours faithfully,

Mrs Hannah Torrie

3 Bernard Close, Yarnton, OX5 1QP

From:
To: [Licensing](#)
Subject: urgent objection to licensing application by Yarnton Manor
Date: 03 July 2015 09:54:35

I have an old friend who lives in Park Close.
She is very concerned about the potential
late night loud music which could disrupt her sleep and her
already fragile mental health. I consider the granting of this licence could cause a
public nuisance , particularly in the early hours
of the morning. Given the quiet rural nature of the
area licensing for alcohol sale for upto 5000
people is totally inappropriate.

Dr. William A. Bliss
4 Cyprus Terrace,
Oxford
OX2 8AT

From: [LT Motorsport](#)
To: [Licensing](#)
Cc: I
Subject: Urgent objection to Premises Licence request made by Yarnton Manor
Date: 06 July 2015 21:35:37

Dear Sirs,

Please use this email as my registered objection to the proposed Premises Licence by Yarnton Manor.

I am concerned that noise from the music will not be sufficiently regulated and will have a negative impact upon me. For my job I need to get up very early at the weekends and therefore increased noise (from events but more especially from people arriving and departing from the events) will have a negative impact upon my sleep.

I am also concerned that the village road network is not designed to handle such an increase in traffic, neither is the public transport provision for the village.

The combination of increased late night traffic, potential for under-age drinking and disturbance from visitors is unacceptable to me and not in the best interests of my village.

I hope that I have made my objection clear, but please do let me know if you require any further information from me.

Kind regards,

Lee Torrie

(Yarnton resident)

3 Bernard Close, Yarnton, OX5 1QP

From: [David Brown](#)
To: [Licensing](#)
Cc:
Subject: Urgent objection to Premises Licensing at Yarnton Manor
Date: 06 July 2015 21:12:38

TO: The Licensing Authority, Cherwell District Council

Dear Sirs,

I wish to object to the Premises Licensing Application currently before you from Oxford Programs for the licensing of events involving live music and the sale of alcohol until 3am in the mornings for as many as 5000 people at a time. I object on the grounds that such events will be a nuisance to the village and to the villagers particularly those living in and near Church Lane and along Cassington Road.

It is clear from the letter of 25th of June 2015 addressed to the residents of Yarnton from George Humphreys, Director of Yarnton Manor Estate, that an event of this size would take place at least once a year, and even if not regular, were the licence granted, events of similar size could take place at any time without further permission. Such a *carte blanche* puts the whole village in peril.

There is little doubt that music to this hour would be a disturbance and a nuisance over a wide area; there is even less doubt that the coming and going of so many people at that time of night would be noisy, and hazardous to other users of Church Lane and along the Cassington Road, and that would be an unacceptable nuisance.

On these grounds I urge to reject the application.

Yours sincerely,

David Brown

Glenwood, Little Blenheim, Yarnton OX5 1LX

From: [Matthew Thompson](#)
To: [Licensing](#)
Cc:
Subject: Urgent Objection to the Yarnton Manor Licence Application
Date: 01 July 2015 22:42:08

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 66 Cresswell Close) I am writing to you because I have a number of objections regarding the licence application at Yarnton Manor, which I have detailed below.

Yarnton is a small and quiet village, having this sort of event going on many nights until late into the night every week, will completely spoil the area.

Live music being played outside will be able to be heard all across the village, live bands are very noisy, much more noisy than discos, there is no need to have the music outside, but even if it is inside, people will open doors and windows and you will still hear it, on an evening I like to walk my dog round the fields, now every evening instead of the birds singing I will be forced to hear bands, not occasionally but pretty much every night and until the early hours too.

Because of the music we won't be able to keep windows open, or sit out in our gardens in the summer. I have 2 children who will be kept awake by the noise, plus myself and the rest of the family, we need get sleep as I have to be at up at 5.30am to go work, and this will be pretty much every night not an occasional event.

People and alcohol cause problems, when the event has finished they will be all spilling out into Church Lane leaving beer glasses, bottles and mess everywhere, fighting, shouting, probably being sick as well - you only have to go into Oxford city centre on a Saturday night to get an idea of what happens at closing time and the morning after.

There is a chance people will head to Budgens to get drinks, money from the cashpoint, food from Subway afterwards therefore creating the potential for more noise and mess across Yarnton, not just down at the Manor.

I have read that up to 5000 people could be at these events, I don't know how true this is, but even 500 people would be too much for a small village like Yarnton, the volume of traffic will dramatically increase as people will have to drive there, then there's problems with parking, congestion of vehicles trying to get in and out, it would cause gridlock as there is only one road in and out of the Manor and it isn't really suitable for a lot of traffic, the Manor is not on a bus route and the local bus service is only about 2 buses per hour and they stop before midnight so there will be taxis, coaches and extra cars all parking across the village.

This whole proposal does not fit in with Yarnton at all, it is totally inappropriate for the area. Just because the proposed end times are 3.00am, that doesn't mean it will all go quiet then, there will be all the fallout afterwards as mentioned above. Yarnton Manor is not a suitable venue for events of this type.

One final point I would like to make is that the owners of Yarnton

Manor have closed off a number of footpaths because they claim that it is to protect children on their premises, but surely having these late night events with alcohol available until 3am is slightly contradictory, as you can't say you are concerned about childrens welfare and then propose this.

Thank for you for reading this.

Matthew Thompson

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Message sent from an IYONIX www.iyonix.com
Using RISC OS 5 : RISC OS Open Ltd www.riscosopen.co.uk

From: [Debbie Watkins](#)
To: [Licensing](#)
Subject: URGENT objection to the Yarnton Manor Licence application
Date: 01 July 2015 10:35:19

Yarnton Manor Licence Application

As a resident of Yarnton My address is 27 Hayday Close Yarnton OX5 1FS), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

There is also a nursing home in Rutten Lane Yarnton as a care assistant there I feel the noise would be a great disturbance and very upsetting for the residents many of whom have dementia and at the end of their life.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Ms Debbie Watkins

From: [Tim Thorpe](#)
To: [Licensing](#)
Subject: URGENT Objection to the Yarnton Manor Licence Application
Date: 06 July 2015 07:36:00

Mr and Mrs T Thorpe

71 Great Close Road
Yarnton
OX5 1QR

To The Licensing Authority

Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

6th July 2015

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold to 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving. We have 2 small children and as 2 working parents settled children at nighttime is absolutely crucial. If we endure unsettled nights the working week can be a real struggle and the children have difficult weeks.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property or vehicles if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol. Many cars are parked along surrounding roads and can be targets of vandalism.

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

Yours faithfully

Tim and Kate Thorpe

From: [jasmijn arts](#)
To: [Licensing](#)
Subject: URGENT objection to the Yarnton Manor licence application
Date: 06 July 2015 22:57:53

Dear Sir/madam,

We would like to object to this licence. We've moved to Yarnton recently, because we needed more space and less noise. We love living outside and really enjoy the quietness.

Lying in bed and not getting disturbed by trains, cars, screaming people, music and other things is lovely and exactly what we needed.

We have 3 small children and I don't want them to wake up because of music and drunk people.

This is the charm of village living and it's very important to maintain this village feeling.

Thank you very much,

Jasmijn Arts
27 Broadfieldroad
OX5 1UL Yarnton

From: [Lorraine Linekar](#)
To: [Licensing](#)
Cc: [Lorraine Linekar](#); [Marc Linekar](#)
Subject: URGENT objection to the Yarnton Manor Licence Application
Date: 05 July 2015 18:04:38

My name is Lorraine Linekar, 13 Spencer Avenue, Yarnton. Oxford OX5 1NG

I am sending you this e-mail by way of objection to the Yarnton Manor Licence Application. I have lived in the village of Yarnton all my life and absolutely love our little village. It is a very peaceful, un-spoilt village and to have this licence approved would be a total disaster. The noise this will create, especially in the summer months will totally unacceptable. There used to be, once a year, a festival at Little Blenheim in Yarnton, which was eventually stopped due to the noise it created for the villagers. You would not be able to sit in your garden in peace and my sleep from the noise will be disturbed as it had been in the past from the previous festivals at Little Blenheim. I work full time and when I home I like to sit in my garden and relax, with such noise this would create this would be impossible.

Church Lane where the Manor is situated is literally only a lane, the volume of traffic this would create is very very concerning as this is only a small lane, Yarnton could not cope with the amount of traffic going to Church Lane and I fear for the public's safety in this respect. Many Yarnton people walk down the lane to the fields with Children, Dogs and visiting their family members at the grave, which in my opinion would cause problems in is self.

We have very little crime in our village and we certainly would not want this to change, but fear this would if this licence is granted.

This is a lovely quiet village and we wish for it to stay this way. Please do not grant Yarnton Manor a Licence and please keep our village peaceful.

Yours sincerely
Lorraine Linekar

From: [Hannah Battye](#)
To: [Licensing](#)
Subject: URGENT Objection to the Yarnton Manor Licence Application
Date: 03 July 2015 21:30:28

Dear Sir,

Regarding the current premise licence application for Yarnton Manor, I would like to put forward the following objections:

Yarnton Manor is situated in the heart of the village and forms the historic part of Yarnton, it is also surrounded by residential properties including retirement bungalows. Bearing this in mind, the hours that have been applied for are far too late for the residents within the village. Due to the licence allowing unlimited events the residents could not get a break from the disruption caused by events at the Manor.

Noise carries across the village and we already hear the bands on at the Red Lion public house which is around the corner from the Manor (although these finish at a reasonable time). To have live music & people exiting the event in the early hours will disturb the residents especially those with young children sleeping. As the application suggests festivals and similar events, which are usually in summer this situation will be exacerbated when windows will be open.

The Manor backs on to fields and woodland and we would worry for the wildlife (deer, rabbits, owls etc) which we see when walking. If the fields are used for festival and the effect this would have to the local wildlife. How will this be protected from noise, rubbish and people?

The Manor is down a country lane which is unsuitable for large amount of traffic. Yarnton is a small village incapable of handling significant numbers of cars at anytime. Just look at the end of the school day how busy the roads get. To allow up to 5,000 people to attend any events in this location is excessive. The traffic and access to the manor would cause queues and chaos in the village. Appropriate parking must be a consideration and if there isn't enough parking then the streets of Yarnton will be used causing a nuisance. Equally buses from the park and rides would be inappropriate in great numbers due to the narrow roads in the village.

For those accessing & exiting by foot there is also a risk of damage to historic buildings and cars around the village as people disperse from the venue, especially under the influence of alcohol.

A greater concern for me with children, is that if a festival is hosted at the Manor it will potentially bring drugs to the village. As much as they look at prevention, drugs and alcohol as well as anti social behaviour will take place. This is unacceptable to all who live here.

We are not objecting about Yarnton Manor diversifying their business but the owners must recognise that the welfare of the village and its inhabitants must come first.

Yours faithfully

Hannah Battye

60 The Garth
Yarnton
Kidlington
OX5 1NB

From: [Bethan Gawthorne](#)
To: [Licensing](#)
Cc: keep-yarnton-quiet@beautifulyarnton.org.uk
Subject: URGENT Objection to the Yarnton Manor Licence Application
Date: 29 June 2015 15:44:55
Importance: High

Hi,

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 122 Rutten Lane, Yarnton, Oxford, Ox5 1LS), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. Additionally, the road preceding Church Lane is a bus route without double yellow lines. As people coming to the manor will not be able to park down the lane the remainder of the village will be used as parking, making it impossible for the buses to get through.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. Just because music will be 'inside' does not mean that this will not be a problem – Music in a marquee would be classed as being 'inside'.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. The village is home to many elderly people and young families (including my own) who would not feel safe knowing there are intoxicated people potentially wanting to cause trouble. Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. Some festivals are well-renowned for being involved in 'legal highs'.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Bethan Gawthorne

Bethan Gawthorne |

From: [The Cockings](#)
To: [Licensing](#)
Subject: URGENT Objection to the Yarnton Manor Licence Application
Date: 02 July 2015 23:34:42

Cherwell District Council – Licensing Dept,

URGENT Objection to the Yarnton Manor Licence Application

My wife and I have been residents of Yarnton for over 36 years.

It has been brought to our notice that Oxford Programs / Yarnton Manor has applied for a premises licence to allow late night live music and sell alcohol for events.

For anyone acquainted with the location of Yarnton Manor it is clearly evident that it is totally unsuitable for holding such events that Oxford Programs are advertising and selling tickets for.

We therefore wish to raise the following objections:

1. Public safety

Access down Church Lane is VERY narrow and is used regularly by members of the public, church members and local residents. There are few passing places and even on a church weddings or services, the lane can only handle a couple of dozen cars maximum.

If hundreds of people using their own transport on an unfamiliar lane are allowed to access this lane, then it gives rise to a very high risk to public safety, particularly to pedestrians.

2. Prevention of Public Nuisance

That end of Yarnton is known for its quiet and peaceful setting.

Allowing LIVE music whether outside or inside until 12midnight or 3 in the morning will completely destroy the normal environment and have a dire affect on local residents.

Added to that, giving a licence to sell alcohol will only increase noise levels and it will be a complete public nuisance to the village and should not be allowed.

3. Disorder

It goes without saying that any event that allows the selling of alcohol until 3am in the morning is asking for trouble as we all know that it can lead to outbreaks of public disorder and potential criminal damage.

I hope that you will consider these objections carefully and urge the Council to decline the application.

Your sincerely

Steve & Ellen Cocking
36 Aysgarth Road
Yarnton
Kidlington
Oxfordshire
OX5 1ND
T:

From: [Dave Callicott](#)
To: [Licensing](#)
Subject: URGENT Objection to the Yarnton Manor Licence Application.
Date: 01 July 2015 22:02:23

Yarnton Manor Licence Application

As a resident of Yarnton (I live at 17 Rutten Lane) for the last 32 years, I wish to raise the following objections to the above application:

I am concerned the application does not provide sufficient information regarding how often these events will occur, monthly/annually or - God forbid - weekly/daily?

Church Lane, which leads to Yarnton Manor, is a very narrow 'road' (although I use the term 'road', it is so narrow it is difficult for two cars to pass each other), and as the license covers an attendance up to 5.000 people, how will such a narrow 'road' support this? The volume of traffic expected to attend these events would cause even more congestion to our villages' roads.

As I live within half a mile from the Manor, I expect the noise from live music and films - whether outside or inside - would 'carry' across the village and could keep my wife and I awake - especially as it's expected to continue to 3:00am. (A few years ago we experienced an unlicensed 'rave' held at the nearby gravel pits, approx 1 mile from our house, and we were kept awake all night by the excessive noise from the music and the people leaving). Whilst the supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Whilst I understand the needs for such an event - I have attended similar events in other locations - I do not believe Yarnton Manor is the appropriate venue for such an event.

Regards

David Callicott

From: [SARAH INWOOD](#)
To: [Licensing](#)
Subject: URGENT Objection to the Yarnton Manor Licence Application.
Date: 30 June 2015 11:20:44

From Mr & Mrs Philip Inwood
1 Fletcher Close
Yarnton
Oxford
OX5 1NF

Dear Sir or Madame

I rarely feel strongly with regards to local issues and generally trust the council's decisions made are for the best of the local community. However when I read in the Yarnton News of Oxford Programmes - the new owners of Yarnton Manor and their plans to host live events with the sale of alcohol to early hours in the morning I felt I had to submit my strong objection to this. Church Lane (where the manor is located) is a very beautiful historical area of Yarnton, where the church resides, this area and Yarnton as a whole could not possibly accommodate up to 5000 people who may also be consuming alcohol until the early hours of the morning! Yarnton is a very family orientated village, and I feel very aggrieved that Oxford Royal Academy should have researched this area better before purchasing the Manor to ascertain if it is suitable for the purpose they require the manor for.

To clearly state my objection I will clarify that I am objecting to the sale of alcohol for such long hours and to potentially 5000 people, the hosting of live events to such a substantial number of people on a regular basis. I fear for peoples safety and that crime levels will rise, also there will be considerable disturbance from the noise for the entire village.

I fear the new occupants could ruin our lovely village and make it unsafe for my family to live in.

I thank you for taking the time to read my objections and hope that you are able to consider local residents who have lived in Yarnton for along time and there very real fears for the future if these permissions are granted. I would also again like to add that the Oxford Royale Academy should have considered what the they wanted from the property before purchasing it.

Kind faithfully

Sarah & Philip Inwood

From: [Jackie Orchard](#)
To: [Licensing](#)
Cc:
Subject: URGENT Objection to the Yarnton Manor Licence Application.
Date: 02 July 2015 12:52:11

To: Cherwell District Council

As residents of Yarnton (our address is 32 The Spears), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Gary and Jackie Orchard

From: [Pamela Todd](#)
To: [Licensing](#)
Subject: Urgent Objection to the Yarnton Manor Licence Application
Date: 03 July 2015 12:43:01

Dear Sirs

I am a resident of Yarnton and have seen that an application for a Premises Licence has been made by Yarnton Manor to allow music to be played and alcohol to be sold until 3am.

This is something that I object to in the strongest possible terms.

To allow 5000 people to attend events at the Manor is wildly excessive, even 500 people would still be excessive for such a small village. Church Lane, which leads to Yarnton Manor, is very narrow so any events of the proposed magnitude at the Manor would lead to horrendous traffic congestion not to mention problems for the residents and those attending events at the church or visiting the cemetery. There is no public transport that passes the Manor either so anyone wishing to attend an event would need to do so by foot or by using their own vehicles and the area just would not be able to cope with the parking involved. Also Park Close, which leads off of Church Lane, contains a complex of sheltered housing for elderly residents. These would be particularly affected not only the noise generated at the event but more importantly the disruption the event would cause and the potential for carers and the Emergency Services to be subjected to delays in attendance.

I am also very concerned that the music and the supply of alcohol will not be sufficiently controlled. Just because music will be played inside or in a marquee does not mean that it won't carry across the whole village. Music from similar events at Yarnton Manor in the past have caused problems for residents as the area is generally very quiet and any noise has the potential to carry and cause disturbance. The supply of alcohol until 3am could spark antisocial behaviour and give rise to the potential for damage to people's property and/or belongings. Also because of limited controls being in place the potential for under age individuals to consume alcohol is much greater.

The Oxford Royale Academy, who are based at Yarnton Manor, offer summer language courses to overseas students between the ages of 13 to 18, so surely it is totally improper under the circumstances for alcohol to be available for sale on the premises! In view of the fact that the new owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, I feel it would seem to be very inappropriate to hold events of the nature for which the licence has been applied for. The risk of drugs being bought into the area is also extremely worrying as there is no indication of what measures will be put in place to prevent this.

In summary, the application does not offer effective conditions to control the potential problems associated with the proposed events. The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one and I strongly object to their application for a licence.

Regards
Pamela Todd
30 Meadow Way
Yarnton
Oxfordshire
OX5 1TA

From: [Lucy Gill-Simmen](#)
To: [Licensing](#)
Cc:
Subject: URGENT Objection to the Yarnton Manor Licence Application.
Date: 05 July 2015 13:46:19

To whom it may concern:

As a resident of Yarnton (my address is 17 Pixey Close, OX5 1FY – very close to Yarnton Manor), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. I invested a significant amount in buying a home in Yarnton specifically because of its quiet, country-like peace and quiet. ***Live music combined with alcohol sales until the early hours is outrageous within a residential area.***

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems. There is already a parking congestion issue along Cassington Road and the Church Lane intersection. Any additional cars in this area AND down Church Lane will be unacceptable and disruptive for all residents within that particular vicinity and perhaps further within the village.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

By all means, this sort of activity should be regarded as a means of enjoyment, but NOT within a normally peaceful residential area, even if there happens to be plenty of land available. The area is very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance. The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

Thank you for your attention to this matter. This is something that I would like to object to in the strongest possible terms.

Lucy Gill-Simmen (Dr.). 17 Pixey Close, Yarnton. OX5 1FY

From:
To: [Licensing](#)
Cc:
Subject: Urgent objection to the Yarnton Manor Licence Application
Date: 05 July 2015 00:29:59

As a resident of Yarnton (my address is 13 Meadow Way), I wish to raise the following objections to the above application:

Traffic to Yarnton Manor, Church Lane is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause congestion and problems for residents in Church Lane and church users and could cause further parking problems across the village. Also, the main road through the village will probably not be able to cope with vast amounts of traffic, this would lead to congestion.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. There is also the issue that the music will be played indoors after midnight, but if this is in a marquee, it will not stop sound travelling.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied. If there is a supply of alcohol, it seems to contradict the child protection issues previously quoted.

Clare Barnes

13 Meadow Way

Yarnton

Kidlington

OX5 1TA

From: [sally sumner](#)
To: [Licensing](#)
Subject: URGENT objection to the Yarnton Manor licence Application
Date: 04 July 2015 13:25:58

Dear Sir,

We have lived here at 74 The Paddocks Yarnton since 1979 and am not pleased with the recent changes that Yarnton Manor have planned and what they have already put into place regarding the public footpaths, around that area.

Church lane is very narrow and only has footpaths in certain places. With all the additional traffic that will be using it will cause a great deal of upset and danger, for people living in that area and residents attending church also people going to events at the church or just going for quiet walks.

The noise that will carry across the village and the antisocial behaviour that could follow due to the extended alcohol licence will be very upsetting.

Yours Sincerely Sally & Derek Sumner

From: [The Marshall-Fallands](#)
To: [Licensing](#)
Cc:
Subject: URGENT objection to the Yarnton Manor License Application
Date: 01 July 2015 17:13:46

To whom it may concern,

I wish to make you aware of my URGENT objection to the Yarnton Manor License Application. I have a number of concerns relating to this application but the main ones relate to the prevention of public nuisance and to the protection of children from harm.

In terms of public nuisance our village is a small one that houses working families. It simply can not cope with the possibility of up to 5000 people being added to it on frequent occasions and certainly doesn't have the parking facilities or transport infrastructure to cope with such. I note also that the timings for these events go from Thursday's through to Sunday's and until the early hours of the morning. We have already had experience a few years back of working people being kept up through the night when a Drum Festival was held in Little Blenheim a few years back. The noise from this carried across the village (and this event was further from the heart of the village) throughout the night and kept people awake. Many residents complained about having no sleep ahead of going to work because of this and this event was only for two days.

My second concern relates to the protection of children from harm. Yarnton Manor (who profess that child protection is their main concern in relation to other matters) propose to potentially add up to 5000 strangers to the village. Can I ask if they will be arranging to CRB check all those coming to the events? I think not, and as a teacher (who has been CRB checked) I know this is not a quick process. On top of this they propose to serve alcohol. How can Yarnton Manor possibly guarantee the safety of children in these circumstances?

If Yarnton Manor wants to hold events and serve alcohol inside their premises I would have no objection. However, I repeat I am strongly opposed to the application in the current form.

Yours sincerely,
Gary Marshall-Falland
18 Meadow Way
Yarnton
Oxon
OX5 1TA

Sent from my iPad

From: [beryl owens](#)
To: [Licensing](#)
Subject: Urgent Objection to the Yarnton Manor license Application
Date: 06 July 2015 19:55:31

On behalf of Mrs B Pinfold 119 Cassington Road, Yarnton Oxfordshire

I am writing this email on behalf of my mother Mrs B Pinfold she does not have email and has asked me to put her objections forward to the premises licence at Yarnton Manor.

Firstly she understood that this was a residential school and not an entertainment venue and cannot understand why they are now applying for alcohol and music events licence.

Her objections are as follows

No limits on how often events can take place either during the week or weekend.

The hours applied for is far too late for this location.

The amount of attendees up to 5,000 people is excessive for this location Yarnton being a relatively small quiet village.

Noise from the music will not be sufficiently controlled especially in the early hours

A large number of people leaving the venue at 3am will cause problems ie traffic, noise and behaviour there would need to be significant dispersal arrangement in place

The local residents will be disturbed in the early hours and as there is a significant number of elderly residence this is inappropriate.

Mrs BL Owens

On behalf of Mrs B Pinfold
Cassington Road
Yarnton

From: [Tom Wilson](#)
To: [Licensing](#)
Subject: URGENT Objection to the Yarnton Manor License Application
Date: 29 June 2015 20:08:06

Dear Sir/Madame,

I am writing to objectify against the proposed licensing agreement for alcohol and live music at Yarnton Manor.

I have been a resident of Yarnton for over 6 years and I know from my time here that this proposal will cause great disrupt amongst its very peaceful locals.

The hours that have been applied for are far too late for a location of this type.

To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village.

The area is generally very quiet and any noise outside has the potential to carry and cause disturbance.

The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor.

Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. Some festivals are well-renowned for being involved in 'legal highs'.

The application does not offer effective conditions to control the potential problems.

Please take this as my official objection to the licensing agreement.

Yours sincerely,

Tom Wilson

15 The Paddocks,
Yarnton,
Oxford,
OX5 1TF

From: [Derek and Audrey Taylor](#)
To: [Licensing](#)
Cc: [Andria](#)
Subject: URGENT Objection to the Yarnton Manor Licensing Application
Date: 30 June 2015 16:19:45

12 Meadow Way
Yarnton
Oxon
OX5 1TA
30th June 2015

Dear Sir/Madam

As long time residents of Yarnton we are strongly objecting to this Licensing Application for the following reasons.

1. The access to the Manor, of possibly up to some 5000 persons down the narrow lane to the Manor will be extremely difficult to control thus causing much difficulty to other lane users, especially so to Church attendees, walkers and residents etc. A far smaller number of people attending would cause similar problems.
2. The possible noises emanating from the proposed events over unsocial hours will naturally cause distress to both near-by and distant residents, especially to the elderly and young. Again, these events will be difficult to monitor and control.
3. The consumption of alcohol during long hours each day and for very long periods (Thursday to Sunday) could result in over-use by some of those attending these events resulting in possibly unruly, and maybe criminal, behaviour which again will cause distress to this otherwise quiet village.

Yours faithfully,
Mr and Mrs D. Taylor

From: [Jessica Chahal](#)
To: [Licensing](#);
Subject: Urgent objection to yarnton manor licence application
Date: 30 June 2015 20:59:00

Jessica Chahal
15 Hayday Close
Yarnton
OX5 1FS

The hours that have been applied for are far too late for a location of this type.

There are no real limits on how often events can take place.

To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village.

The area is generally very quiet and any noise outside has the potential to carry and cause disturbance.

I will be woken up by noise and rowdy behaviour from people leaving events.

My children will be woken by people arriving or leaving.

Noise from the music will not be sufficiently controlled and it is likely to either wake me or disturb my evenings.

Just because music will be 'inside' does not mean that this will not be a problem – Music in a marquee would be classed as being 'inside'.

The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor.

Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. Some festivals are well-renowned for being involved in 'legal highs'.

I am concerned about the possibility of cars parked at or near Yarnton Manor on the road being damaged.

The application does not offer effective conditions to control the potential problems.

There are no control proposed on lighting, such as security lighting, which may shine towards my property.

Children may be able to consume alcohol because there seem to be limited control in place. Some of the events are clearly only suitable for adults and I am concerned of the impact this will have on children in the area or those who accompany an adult.

To require everyone to leave at 3 am is likely to cause significant disturbance. There needs to be a dispersal arrangement in place.

Events at Yarnton Manor already cause problems for me.

From: [Dagmar Carr](#)
To: [Licensing](#)
Cc: [Alexandra Jana Carr](#)
Subject: URGENT objection to Yarnton Manor licence application
Date: 30 June 2015 12:17:47

Dear Sir/Madam,

as Yarnton resident of 57, Rutten Lane, Yarnton, I am objecting strongly to the above application.

The application for Premises License to allow music played and alcohol sold on the premises till 3am is wholly inappropriate for a (as I understand school premises) in a quiet residential village. The proposal of the premises being able to generate public nuisance, disturbance and traffic congestion will overwhelm our small village for 4 days and nights a week is totally out of order!

The noise and public nuisance this will create is clearly not thought out at all. We have small grand children staying most nights and this means the noise from the premises will keep them and us awake most of the night. 3am finish may mean another 2 hour dispersal of shouting and possibly drunk people walking and driving though the village.

Children may be able to consume freely available alcohol during the event which is worrying.

There is no indication in the application what steps the Manor will take to prevent drugs being bought in!

Owners of Yarnton Manor closed public footpath citing Child Protection issue, how does this square up with the proposed activities involving alcohol sales and late night disturbance on the premises which will house children in the proposed school?

Yours faithfully,

Mrs Dagmar Carr

From: [wendy.froggatt](#)
To: [Licensing](#)
Cc: [wendy.froggatt](#)
Subject: Urgent objection to Yarnton Manor Licence Application
Date: 03 July 2015 22:47:52

I am a resident of Yarnton, I live at 12 Park Close, Yarnton, Kidlington, OX5 1QQ
This is a small close of Sheltered housing for the elderly which is just off Church Lane.
I have been happy to be resident here, its a very peaceful area in the country side and
free from noise, nuisance behaviour, and congestion from traffic.

Yarnton Manor has applied for a license to serve alcohol until 3am, which means
residents will be subjected to noise and nuisance behaviour, this is making me feel rather
nervous as I am almost house bound waiting for a hip replacement operation.

Out door music can be played until 23.59hrs this will be very disruptive to all the elderly
living in Park close and the residents of Church Lane partially the children.

Church Lane is very narrow with no busses running to the Manor therefor there will be an
increase in traffic which will cause a major hazard if the road and a foot path are not
made a priority, before the license is considered.

I do not believe that Yarton Manor is the right place to issue a license to.

Miss Jean Cooper

From: [Sanders, Ian](#)
To: [Licensing](#)
Subject: URGENT Objection to Yarnton Manor License Application
Date: 04 July 2015 16:28:24

Dear Sir or Madam,

My address is 21 Pixey Close, Yarnton, OX5 1FY and I wish to object to the Yarnton Manor license application since I believe that Yarnton Manor does not comply with the following required four licensing objectives:

- The prevention of crime and disorder: It is a truism that anti-social behaviour is often fuelled (or even caused) by alcohol and the sales of alcohol in the afternoon until the early hours in the morning between Thursdays and Sundays would no doubt cause much disruption and disorder in the whole village.
- Public safety: Yarnton is a small, peaceful village with no infrastructures to accommodate the magnitude of the events planned by Yarnton Manor. Church Lane (the lane that leads to Yarnton Manor), for example, is a very narrow lane where drivers in opposite directions struggle to pass by and would have to drive over pavements when available if the traffic is to increase. In addition, the lane only has pavements for pedestrians on parts of its length. The traffic jams and the general threat to pedestrians generated by such events would be horrendous not only on the said lane but also in the whole village.
- The prevention of public nuisance: After much research, my partner and I decided to purchase a property in Yarnton due to its quiet and peaceful nature and we are most disappointed that only a few years after our purchase Yarnton is being threatened as a result of live music shows until the early hours in the morning combined with the attendance of enormous, noisy and disruptive crowds. Many elderly residents live off Church Lane and they would also be seriously affected by the huge levels of noise experienced if Yarnton Manor is to be granted the license. Furthermore, the village church and cemetery stands beside the Manor House and how inappropriate would it be to have the disruption of revellers when Services or even Funerals are taking place!
- The protection of children from harm: As an educational institution for children between 13 and 18 years old, the proprietors of Yarnton Manor's prime concern should be to promote their safety and security on campus at all times (as stated on their website) and events where children are exposed to alcohol consumption and the subsequent anti-social behaviour would contradict every aspect of such a statement.

As a result, I request that you reject Yarnton Manor license application.

Yours faithfully,

Ian Sanders

From: [César Lourenço de Pimenta](#)
To: [Licensing](#)
Subject: URGENT Objection to Yarnton Manor License Application
Date: 04 July 2015 16:14:32

Dear Sir or Madam,

My address is 21 Pixey Close, Yarnton, OX5 1FY and I wish to object to the Yarnton Manor license application since I believe that Yarnton Manor does not comply with the following required four licensing objectives:

- The prevention of crime and disorder: It is a truism that anti-social behaviour is often fuelled (or even caused) by alcohol and the sales of alcohol in the afternoon until the early hours in the morning between Thursdays and Sundays would no doubt cause much disruption and disorder in the whole village.
- Public safety: Yarnton is a small, peaceful village with no infrastructures to accommodate the magnitude of the events planned by Yarnton Manor. Church Lane (the lane that leads to Yarnton Manor), for example, is a very narrow lane where drivers in opposite directions struggle to pass by and would have to drive over pavements when available if the traffic is to increase. In addition, the lane only has pavements for pedestrians on parts of its length. The traffic jams and the general threat to pedestrians generated by such events would be horrendous not only on the said lane but also in the whole village.
- The prevention of public nuisance: After much research, my partner and I decided to purchase a property in Yarnton due to its quiet and peaceful nature and we are most disappointed that only a few years after our purchase Yarnton is being threatened as a result of live music shows until the early hours in the morning combined with the attendance of enormous, noisy and disruptive crowds. Many elderly residents live off Church Lane and they would also be seriously affected by the huge levels of noise experienced if Yarnton Manor is to be granted the license. Furthermore, the village church and cemetery stands beside the Manor House and how inappropriate would it be to have the disruption of revellers when Services or even Funerals are taking place!
- The protection of children from harm: As an educational institution for children between 13 and 18 years old, the proprietors of Yarnton Manor's prime concern should be to promote their safety and security on campus at all times (as stated on their website) and events where children are exposed to alcohol consumption and the subsequent anti-social behaviour would contradict every aspect of such a statement.

As a result, I request that you reject Yarnton Manor license application.

Yours faithfully,

César Lourenço de Pimenta

From: [Kilcoyne, Melvyn](#)
To: [Licensing](#)
Subject: Urgent objection to Yarnton Manor License ApplicationT
Date: 03 July 2015 15:32:03

To Cherwell Licensing Authority ,

I am totally against this application on the grounds of noise level total strangers walking or staggering around our village at all hours ,lots of vehicle movement ,you will accept the fact that Church Lane is very narrow no room for vehicles to pass even coaches cannot turn by the manor gates if cars are parked, the

Lane will become a toilet for people caught short under the influence of alcohol . Yarnton is a quiet village we do not need this ,these people who own the manor tried to soft soap us with mulled wine and mince pies at Christmas and an open day at Easter ,their objective is making money nothing else matters especially Yarnton residents . This manor is supposed to be an English language teaching academy for students from all over the world are the young students not going to be disturbed or even worse be tempted by alcohol .They are trying their best to walk all over us ,installing fences to stop walkers and dog walkers ,I have walked these paths for 50 years,their friendship with the people of Yarnton is zero .Please consider the Yarnton residents and throw this application out .Yours Sincerely Melvyn Kilcoyne ,37 Spencer Avenue, Yarnton Oxford . ox5 1ng |

From: [Paul Kilcoyne](#)
To: [Licensing](#)
Subject: Urgent objection to Yarnton Manor license application
Date: 05 July 2015 11:33:29

Dear Sir or Madam,

I am totally against the proposed application for Yarnton Manor to have an alcohol and entertainment licence.

I have been a Yarnton resident for over 60 years as I was born here.

One of my main concerns is that these events will be within approximately 200 yards of old folks residences.

Also we have one public house in the village which is struggling. Is this going to be the final nail in the coffin and then

we won't have anywhere for Yarnton residents to have their own relaxation and entertainment?

We also have the problem with the mess that is left behind after these events. Who is going to pay the cost for this?

The dog walkers of Yarnton have been banned from walking their dogs through the grounds where they have

walked for at least 30 years because of the threat to their underage students. What will happen with all these

potential drunken strangers to the village?

The possible noise has to be considered as well because a lot of Yarnton people need to get up for work and

with the event not finishing until 3am this has the potential to keep the residents awake at night.

Church lane is too small for these functions to happen.

So therefore I hope you will not grant them this licence!

Paul Kilcoyne

Beryl Kilcoyne

139 Rutten lane

Yarnton

.

From: [Mark Walker](#)
To: [Licensing](#)
Cc:
Subject: URGENT OBJECTION to Yarnton Manor Licensing Applications
Date: 02 July 2015 22:01:16

Dear Sir/Madam,

As a resident of Yarnton in close vicinity to Yarnton Manor (my address is 24 Pixey Close, Yarnton, Oxford, OX5 1FY), I wish to raise the following objections to the above applications:

* The hours that have been applied for are far too late for a location of this type. Yarnton is a village, with a high occupation of families, many with young children. To have such events lasting until 3am, regardless of whether they are indoor or outdoor will cause significant disturbance to the local population.

* To allow up to 5,000 people to attend such events is excessive. Yarnton does not have the road or parking infrastructure to cope with even a fraction of this quantity of visitors. In the event of an emergency, there is significant risk that emergency vehicles could not gain appropriate access, and that evacuation routes would become congested.

* The primary business of the owners of Yarnton Manor (Oxford Royale Academy) is the education of teenage children, with a particular focus on residential courses for foreign students. There is a significant conflict of interest between hosting events the nature of which are described in this application, and the core business of the applicant. I am concerned that there is a risk of harm to children in the care of the applicant.

and finally:

* I am concerned that the increase in quantity of adults consuming alcohol at Yarnton Manor will lead to an overall increase in crime in the area. It is well known that there is a link between alcohol consumption and crime rates. Yarnton does not need such an increase, nor does the taxpayer need to fund the additional policing, fire service and NHS overhead required to support it.

I would be grateful if you would carefully consider my objections when reaching your decision on this application, and would request that you notify me of the outcome.

Yours faithfully,

Mark Walker

From: [BUNNING PAUL](#)
To: [Licensing](#)
Cc:
Subject: URGENT Objection to Yarnton Manor Licence Application
Date: 02 July 2015 22:20:58

Dear Sir/Madam

I am a resident of Yarnton, my address is 28 Merton Way, Yarnton, Kidlington, OX5 1NN and I wish to raise the following objections to the above application.

Church Lane is a narrow single track country lane which is unsuitable for heavy amounts of traffic. It only has part of it paved for pedestrians. Extra traffic of this nature will cause danger and congestion for people attending Church services or weddings, funerals etc. and people like myself who visit the cemetery.

Noise from live music events would adversely affect Yarnton residents especially as the wind comes mostly from that direction towards the village.

Park Close which leads off Church Lane contains sheltered homes for the elderly who would be particularly affected by any disruption. Carers and emergency services could suffer delays and problems with parking.

Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues it seems very inappropriate to be holding events of this type of nature for which the licence is applied.

This is normally a very quite and peaceful corner of the village which has a historic and a rural character which does not seem the ideal place to have music festivals with alcohol until the early hours of the morning.

Yours Faithfully
Paul Bunning

From: [Jacques Lesca](#)
To: [Licensing](#)
Subject: URGENT objection Yarnton Manor Licensing
Date: 04 July 2015 18:40:42

The events planned at the manor will increase traffic to levels disproportionate with the narrow roads surrounding the site - this relates to public safety and nuisance.

These events, where loud music will be played and alcohol served (usually paired with drugs) until early in the morning, also pose a problem of public nuisance and children safety, and possibly crime and disorder - let alone that of cleaning and public liability.

Many of the numerous people present at the Manor meeting on Saturday 4th raised other sensible questions such as the safety of elderly people who are just as vulnerable as children when faced with drunkards and reckless drivers, and why the villagers aren't informed about the timetable of the events in advance.

Although I do not live near the manor, I fully support these people.

Jacques Lesca
160 Woodstock road
Yarnton - OX51PW

From: [carol.broadbent](#)
To: [Licensing](#)
Cc:
Subject: Urgent Objection
Date: 03 July 2015 10:00:59

URGENT OBJECTION

Yarnton Manor Licence Application

As a resident of Yarnton (my name and address is Mrs Carol Broadbent, 119 Rutten Lane, Yarnton, Oxford OX5 1LT), I wish to raise the following objections to the above application.

I am very concerned about the noise levels that will be produced by live music especially in the summer when we need windows open for ventilation. This would affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. Any 'inside' music could also be a problem - Music in a marquee would be classed as being 'inside'.

The supply of alcohol until 3 am means that we could be subjected to antisocial behaviour and noise.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Carol Broadbent
119 Rutten Lane
Yarnton
Oxford
OX5 1LT

From: [fay.curtis](#)
To: [Licensing](#)
Subject: URGENT OBJECTION
Date: 04 July 2015 16:10:49

Yarnton Manor Licence Application

URGENT OBJECTION

04/07/2015

Dear Sir or Madam,

As a resident of Yarnton, my address is 14 Merton Way, Yarnton, Oxford OX5 1NN, I wish to raise the following objections to the above application.

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms or just for PEACE and QUIET.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and Emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing CHILD PROTECTION issues, it would seem VERY INAPPROPRIATE to be holding events of the nature for which the licence is applied.

Yours sincerely,
Fay J. Curtis.

From: [Laurence Anderson](#)
To: [Licensing](#)
Cc:
Subject: URGENT objection: Yarnton Manor Licence Application
Date: 30 June 2015 15:42:18

Yarnton Manor Licence Application

As residents of Yarnton for the past 17 years (Laurence and Enid Anderson, 2 Pound Close, Yarnton, OX5 1QG) we write to lodge the strongest possible objections to the granting of this Licence application. Yarnton is a quiet rural village which will be changed for the worse if this application for a "night club" Licence is passed.

We object on two grounds with regard to public nuisance and public safety.

First with respect to the outdoor live music, both in terms of noise and the extensive hours requested on a perpetual basis. Our house is quite a short distance from Yarnton Manor and the sound will carry across the intervening field directly into the Close destroying the tranquillity we normally enjoy, clearly a public nuisance to many people, including those who reside even nearer to the Manor.

Secondly there will be substantial public nuisance and safety issues arising from the location of the Manor. The Manor lies down a narrow lane (Church Lane), which at times has a lot of traffic, and vehicles parked to allow access to the Church in particular. The congestion which will be caused by the vehicles of up to 5000 people will be chaotic. Children live in properties down Church Lane so that their safety will be at risk.

The sale of alcohol until 3.00 a.m. could also lead to anti-social behaviour and noise, especially for the residents of Park Close, mainly elderly. Carers and emergency services could be seriously affected in terms of access, by delays and parking difficulties.

It is ironic that the owners of Yarnton Manor are also establishing an educational facility for young people whose work will be jeopardised if the Licence is granted.

We therefore urge the refusal of this application outright, being entirely an unsuitable activity within the environment of a village such as Yarnton.

Laurence and Enid Anderson.

Sent from my iPad

From: [Rachel Woods](#)
To: [Licensing](#)
Cc: ; [David Hinde](#)
Subject: Urgent opposition to Oxford Programmes application for a premises license for Yarnton Manor
Date: 29 June 2015 22:04:53

To the Licensing Officer - Cherwell District Council Licensing department

NB please ignore my previous two emails as they mistakenly didn't identify the objection to the premises license, nor include my postal address, nor strictly refer to the 4 licensing objectives. Please take this email as my formal objection to Oxford Programs premises licence.

Re. Urgent Objection to Oxford Programs Limited (Oxford Royale's - owners of Yarnton Manor) request for a premises license and for a temporary events license, for events hosted in partnership with events organisers Winterwell Festival, 3 nights of Music festival indoors and outdoors, at anti-social hours, within (not at a distance from) the quiet village of Yarnton, Oxon

As a community minded resident of Yarnton village (Rachel Woods owner of 11a The Paddocks, Yarnton, OX5 1TF) I am formally and presenting my objection to the request made by Oxford Programs Ltsd(Oxford Royale -owners of Yarnton Manor) for a permanent premises license to host public events at Yarnton Manor, including those proposed as a three day music festival August 2015 ff., which it appears are being proposed as a precedent for future events.

The new owners of Yarnton Manor, Oxford Royale, since they took ownership of Yarnton Manor last year, have made no effort to consider the interests and needs of the local community, that they are a part of. They have already excluded us, as Yarnton residents from access to footpaths, which we have been enjoying for more than 25 years, with permission of previous Yarnton Manor owners. In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

My objections to the granting of a premises license to Oxford Programs Ltd are as follows, including for the 3 day event in august, are highlighted in red, next to each point relating to the four licensing objectives:

1. Provision of regulated entertainment in the forms of: - both Films - Indoors on Monday to Sunday inclusively from 17.00 to 02.00 the following morning : **I object to, on the grounds of public safety and protecting children from harm:**
 - o **the requisite number of coaches proposed to take up to 5000 guests to and from the venue because the proposed event start time for mid week events is during peak commuter time**
 - o **these coaches will be using an access road that is in a poor state of repair, and without a pavement along its full length, therefore unsuitable for repeated use by numbers of coaches. It is also without a pavement**
 - o **The coaches will be driving through the village using Church Lane, a single track road without a pavement along its full length, at the same time as families with children are returning from after school clubs, many children on bicycles - therefore creating a health and safety risk related to children's safe travel through the village and down Church lane and to houses in this part of the village at the busiest time for commuters,**
 - o **Buses from the event will be departing at antisocial hours when the local bus service has long ceased, disturbing village residents with their diesel engines, (electric buses would be a different matter) in houses adjacent to the manor, and along the access route from the venue and out of the**

village

2. Films - Outdoors on Monday to Sunday inclusively from 17.00 to 03.00 the following morning : I object to on the grounds of preventing public nuisance - as someone who has attended film events outdoors, at public events venues suitably located away from residential areas, unlike Yarnton Manor, I am aware of the need for considerable sound amplification and so I object to the potential anti-social noise in the late evening - to early hours of the mornings, mid week for 3 nights, when most people are asleep because they working the following day.

N.B There have been previous problems with anti-social noise and hours (for your records): live music annually in the summer from the Red Lion Pub in Cassington (3 miles away), Lion pub in Yarnton (under previous ownership) and also a live music event in Little Blenheim, Yarnton that had to be abandoned due to noise disturbance. Yarnton Manor is in the middle of this village!

3. Live music - Indoors on Thursday to Sunday inclusively from 13.00 to 03.00 the following morning : I have been involved in planning live music events in period properties (National Trust), so am aware of the planning, and health and safety issues. I object on the grounds of preventing public nuisance, to:

- o the potentially anti-social noise levels involved with running live music indoors (in a marquee or inside Yarnton Manor) for a large number of guests c 5000, knowing that Yarnton Manor does not, as far as I know have double glazing. Also on hot summer evenings people will have their windows open at night, as will Yarnton Manor, because of the numbers of guests hoped for. There aren't systems in place for the prerequisite sound proofing needed to prevent sound from travelling across the village and disturbing residents.
- o The anticipated noise of large groups of people moving from indoors to outdoor camping areas in the early hours of the morning, which will inevitably involve excessive noise, particularly if the guests have been consuming alcohol.

4. Live music – Outdoors on Thursday to Sunday inclusively from 13.00 to 00.00 the following morning : I object on the grounds of prevention of public nuisance and public safety to:

- o the obvious anti-social noise levels involved with running live music outdoors for a large number of guests affecting all residents, particularly those living adjacent to the property, and on the south side of the A44.
- o The anticipated noise of large groups of people (up to 5000)from indoors to outdoor camping areas in the early hours of the morning, which will inevitably involve excessive noise, particularly if the guests have been consuming alcohol.
- o the inevitable disruption of and disturbance to village community events such as weddings and wedding receptions, Baptism, Confirmations, funerals and community events. The local priest and congregation put in hours and hours of time sacrificially to serve the community – running events, and looking after the needs of the community. Extra traffic of an amount and scale that is unsuitable for the single track lane without a full

pavement, anti-social hours and potential alcohol induced bad behaviour will threaten the safety of the church buildings, residents of all ages, inc children using the church, when attending events.

5. Recorded music – Indoors on Thursday to Sunday inclusively from 13.00 to 03.00. I have been involved in planning recorded music events in period properties (National Trust), so am aware of the planning, and health and safety issues. I object on the grounds of public safety and prevention of public nuisance to:
 - the potentially anti-social noise levels involved with running live music indoors for a large number of guests, knowing that Yarnton Manor does not, as far as I know have double glazing. This means that there isn't the prerequisite sound proofing to prevent sound from escaping and disturbing residents.
 - the requisite number of coaches proposed to take up to 5000 guests to and from the venue
 - driving through the village using Church Lane, a single track unlit road, without a pavement along its length, with no passing places . Buses from the event will be **departing** at antisocial hours when the local bus service has long ceased, disturbing village residents with their diesel engines, (electric buses would be a different matter) in houses adjacent to the manor, and along the access route from the venue and out of the village

6. Recorded music – Outdoors on Thursday to Sunday inclusively from 13.00 to 00.00 the following morning : I object on the grounds of prevention of public nuisance and public safety to: to:
 - the obvious anti-social noise levels involved with running recorded music outdoors for a large number of guests (up to 5000) affecting all residents, particularly those living adjacent to the property, and those living in the rest of the village on the south side of the A44.
 - The anticipated noise of large groups of people from indoors to outdoor camping areas in the early hours of the morning, which will inevitably involve excessive noise, particularly if the guests have been consuming alcohol.
 - Disturbing village events such as weddings, funerals, baptisms, church services and wedding receptions that take place at different times of the day, but not at anti-social hours

7. Provision of Late Night Refreshment - both On Thursday to Sunday from 23:00 hours to 03:00 hours the following morning – I object on the grounds of public safety and prevention of public nuisance to the prolonged hours for serving refreshments outside those hours maintained by public houses, because it doesn't state whether this provision will be indoors or outdoors. I would like to see a detailed events plan for this proposed event.

8. Retail Supply of alcohol - consumption on premises On Thursday to Saturday

from 13:00 hours to 03:00 hours the following morning On Sunday from 13.00 to 00.00 the following morning : I object on the grounds of public safety to:

- the long drinking hours, and to the sale of alcohol on the premises after normal closing time in public houses (this is enforced in the latter by the government for health and safety reasons for those visiting these venues, running the venue, and nearby residents, and so as not to disturb the peace)
- putting the guests at risk from alcohol poisoning because of the prolonged drinking hours over a period of three days.

I also object on the grounds of preventing public nuisance and safety to the fact that the guests (up to 5000) are being invited to camp in a field adjacent to the Manor behind the Yarnton vicarage currently inhabited by the Rev Nathan Jarvis who has two small boys. The neighbouring household also has young children. Approximately one hundred metres away in Park Close, is an area of sheltered housing for the elderly, who would quite likely be traumatised by the noise levels and beat of electronic music, and particularly by fireworks. It is commonly understood that older people who experienced the second world war bombings, remain traumatized and fireworks bring back these terrible memories.

Drawing on my experience in events management, I consider public events appropriately planned and located in venues at a suitable distance from residential areas, very positive. However this proposal is being submitted by Oxford Programs Limited (alias Oxford Royale) is utterly inappropriate for this venue location. It is clear that the owners of Yarnton Manor and their businesses would like to make as much money as possible in the shortest possible time frame, without any concern for their neighbours. How they could have released tickets for sale to innocent guests, without any efforts to consider or inform immediate neighbours and the wider community is unfathomable, and suggests that they are amateurs heading for a financial and social disaster! If Cherwell District Council grants even a temporary events licence for the proposed activities in this application, I will lose respect for and faith, in what I believed was a council who acted in the best interests of all their residents, not one that responds to a selfish client, bent entirely on their own financial gain, without any concern for their neighbour.

Property prices in Yarnton will ofcourse be affected by news of this proposal. Does Cherwell District Council want to be held responsible for an economic downturn for Estate Agents and property owners in this otherwise prospering and desirable village, just at a time when the development of a station at Kidlington, designed to benefit this rural area, is coming on stream? I have a friend considering buying a property in Yarnton, and out of concern and consideration for her future, I have forwarded her the planning notice and a copy of this letter!

I have made the effort to respond to every point on the license application out of concern for my neighbours; I am contacting my local Councillors and MP too and encouraging others to do the same.

Yours faithfully

Rachel Woods

From:
To: [Licensing](#)
Subject: Urgent re:Yarnton manor licensing application
Date: 05 July 2015 17:19:11

My name is Christina Hunt and I live at 37 The Paddocks Yarnton. I have lived in Yarnton for 25 years.

I am writing to object to the Yarnton Manor licensing application. I am extremely concerned about the noise that will result if their application is successful as well as the likely disruption to the local residents by way of excessive traffic in such a small village.

There are bungalows for the elderly located very close to the manor whose residents have always I'm sure felt safe and enjoyed the peace of the village. My understanding is the the proposed events by the manor will mean outdoor music and alcohol for up to hundreds of people until at least midnight. I can't imagine how those elderly people will cope with that let alone how us other residents will.

It is bad enough that the owners of the manner have stopped us residents walking along the footpaths which I had enjoyed doing over the past 25 years but this application is just unbelievable.

I truly hope that the application is refused.

With thanks for your time.

Christina Hunt

From: [Philip Williams](#)
To: ; [Licensing](#)
Subject: URGENT: re Yarnton Manor
Date: 06 July 2015 21:34:39

|

Mr P N Williams
Windmill Farm
133 Cassington Road
Yarnton
Kidlington Oxon
OX5 1QD
To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA
6th July 2015

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold to 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

Yours faithfully

Philip Williams

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From:
To: [Licensing](#)
Cc:
Subject: URGENT: Yarnton Manor Application
Date: 05 July 2015 14:55:06

As a concerned resident of Yarnton-Caroline Oliver, 19 Bernard Close, Yarnton, Oxford. OX5 1QP- I wish to object to the Yarnton Manor Licence Application.

Yarnton Manor, is situated down an extremely narrow lane, it only has footpaths for some of the way. Traffic attending events at the Manor would cause a great deal of congestion and various other problems. Recently, while walking along this lane, we were met by a coach and three taxis, which caused problems for all the drivers and us, as the road isn't wide enough, to encounter traffic and pedestrians.

Residents living in the vicinity of the Manor, would be effected by the noise, from music events and films, as the licence application covers outdoor events and until the early hours of the morning the whole village would experience problems with noise, as noise travels further at night.

Park Lane, which leads off of Church Lane, has sheltered accommodation for the elderly, who would be effected by any disruption, as I am sure there would be antisocial behaviour issues as well as noise issues. As alcohol is being supplied until 3:00 a.m. I see this as a major problem.

As the owners of Yarnton Manor have closed footpaths on their property citing Child Protection issues, it seems it would be inappropriate to be holding events of this nature, which this licence is being applied.

Please consider these points before you pass this application. I am a parent of children, that does not want this to effect our experience of living in our quiet village.

Yours

Caroline Oliver

Sent from AOL Mobile Mail

From:
To: [Licensing](#)
Cc:
Subject: URGENT: Yarnton Manor Licence Application
Date: 06 July 2015 20:45:57

As a resident of Yarnton, my address is **1 Pound Close**, I wish to raise the following objections to the above application:

Firstly, Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and Park Close (which contains sheltered accommodation for which emergency access would need to be guaranteed). Given the currently advertised event has also advertised coaches to London I am wondering what provisions have been made to ensure a quiet and orderly dispersal of up to 5000 attendees?

Secondly, in view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied - including advertising the planned event in the "London Sinner" magazine.

Thirdly, I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from this and future events. There are no real limits on how often events can take place and to allow up to 5,000 people to attend events is excessive.

PAUL EMMETT

From: [Ian Wallace](#)
To: [Licensing](#); [Charlie White](#); [Ify](#)
Subject: Yarnton Licensing Application Objection
Date: 01 July 2015 12:21:42

Dear Sir/Madam,

Yarnton Manor Licence Application

As a resident of Yarnton (16 Pixey Close, Yarnton, OX5 1FY), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Ian Alexander Wallace

From: [David Evered](#)
To: [Licensing](#)
Subject: Yarnton Manor - Application for a new Premises Licence (Oxford Programs Ltd)
Date: 29 June 2015 11:27:41

Dear Sirs

I am writing to strongly object to the above Premises Licence Application on the following grounds:

1. Noise and disturbance to other villagers: The application to have live and recorded music, indoors until 3 a.m. and outdoors until midnight on four days of the week would cause unacceptable noise disturbance to the village - not only to those in the immediate vicinity but through a large part of the village. The Manor backs onto fields and the sound is likely to carry a considerable way. One nearby road, Park Close, is home to elderly residents who would be particularly disturbed as it is close to the Manor.
2. Alcohol: Yarnton Manor is now home to Oxford Royale, an academy for young people under the age of 18 living on site. Oxford Royale has proclaimed and insisted on its obligations and commitment to child protection measures and felt entitled to precipitously close the footpaths across their land, without consultation, which had been used for decades by walkers, to prove it. The provision of alcohol on such premises is unacceptable and indeed against their own house rules and regulations - rule 7.1.
3. Traffic: Church Lane is a narrow, single-track and unlit cul-de-sac with only a couple of passing bays. It has a moderate amount of foot and car traffic due to the church and footpaths which begin across the road from the church but is entirely unsuited to heavy traffic, coaches or large numbers of attenders coming by foot (and leaving in the early hours).

It is a matter of regret that this application was not advertised in a way that brought it to the attention of the whole village - a small notice at their gates really is not acceptable. Now that it is finally coming to peoples attention, there is much and growing opposition to it.

I strongly urge Cherwell DC to reject this application for the above reasons.

Thank you.

David Evered 19 The Paddocks, Yarnton, Oxon OX5 1TF

email:

From: [Geoffrey Sayer](#)
To: [Licensing](#)
Subject: Yarnton Manor application for licence
Date: 06 July 2015 21:58:33

I am 30 years a resident in Yarnton, living at 10 Dashwood Ave, OX5 1NH.

I wish to object strenuously to the raft of licensing being sought by the current owners of Yarnton Manor.

What happens inside the Manor is between the new owners and English Heritage. But I strongly object to the application for live music in the Manor grounds until as late as midnight. I have been told that an event already licensed for late August involves outdoor music until 3 am. If so, it is quite unacceptable so close to family homes, and indeed to sheltered accommodation in Park Close. Because I have health issues which disturb my sleep patterns, I go to bed by 10pm. I know any outdoor music will be audible, as we can hear music from events as far away as Blenheim Park.

Church Lane, the road to the Manor from Cassington Rd, is clearly unsuitable for significant traffic. I am a manual wheelchair user, and regularly make my way past the Manor and church when out 'walking' for exercise. I have to use the roadway, as the paths are inadequate. It is an additional irritation that the new owners of the Manor are closing or trying to close pathways that I have wheeled along throughout my 30 years in the village, and which were clearly in use long before I arrived in the village.

In earlier times, the Manor and Manor Church were at the heart of village life. Of course that is a former age. But it is ironic now that the Manor intends to sponsor activities inimical to the daily and nightly life of the village and its families.

Thank you.

Geoff Sayer

From: [Faye Howkins](#)
To: [Licensing](#)
Subject: Yarnton manor application objection
Date: 05 July 2015 16:04:52

My name is Faye Howkins I am a resident of Yarnton my address is 25 cresswell close Yarnton ox51fx

First of all the live music and films would cause a lot of noise disturbance to all the residents of the village until early hours of the morning,

Serving alcohol until 3 am would lead to anti social behaviour in the village,

The road leading to the manor is very small and leads to grave yards and church which many of the residents like to visit in peace, and also park close leads off the road in which sheltered houses for the elderly are and this would cause them much distress,

Also I think it's highly inappropriate in which to hold events in which the license is applied as the owners have applied the closing of footpaths on their property to the public due to the citing of child protection issues which to me makes no sense!

Faye Howkins
(Life time resident of Yarnton)

Sent from my iPhone

From: [Rosemary Tucker](#)
To: [Licensing](#)
Cc: [Kathy Hayes](#)
Subject: Yarnton Manor Application
Date: 06 July 2015 19:22:08

The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Dear Sir or Madam,

I am very concerned to hear of the application from Yarnton Manor for an extensive premises license. The thought of Yarnton a potential venue for regular large events with music late into the night is very concerning I am fearful about the noise levels particularly in summer. The road through the village and the one down the lane to the Manor itself are not designed for large events and it would in my view be both dangerous and disruptive to the whole village.

I had understood that Yarnton Manor was an educational establishment and I can't understand where big events with a license for alcoholic drink and music events fits into that.

Concern in the village is very great and I hope therefore that those of you in the District Authority will take seriously concerns and objections such as mine as you make your decision.

Yours faithfully

Rosemary Tucker
60 Meadow Way
Yarnton
Kidlington
OX5 1TA



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Joy Shorter](#)
To: [Licensing](#)
Subject: Yarnton Manor Application
Date: 04 July 2015 10:42:26

Mrs J Shorter

49 Aysgarth Road, Yarnton, Oxon, OX5 1ND

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

4th July 2015

Dear Sirs

I live in Yarnton and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold to 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then the whole neighbourhood/village would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor and even if transport were to be provided by the Manor, Church Lane is not suitable for heavy vehicles. This in itself will cause significant disturbance. The village is a nice quiet neighbourhood and you have young families that live in the vicinity which would be significantly disturbed by any arrivals or departures late at night and early hours of the morning.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

The use of Yarnton Manor as a venue for late night entertainment is simply not appropriate.

Yours faithfully
Joy Shorter

From: [Lorraine Gaskins](#)
To: [Licensing](#)
Subject: Yarnton Manor Church Lane Yarnton OX5 1PY
Date: 23 June 2015 08:47:58

Regarding the application for a new premises Licence for Oxford Programs Ltd at Yarnton Manor Church Lane Yarnton OX5 1PY

Dear Sir / Madam,

I am a resident of Yarnton and believe that the granting of this application would have no benefit to the local community or it's businesses, it would only cause upset and a lot of inconvenience.

I wish to object to the above application on the following grounds.

1. Noise from live music and films would adversely affect local residents old and young who live in close proximity and have to get up for work and attend the local school, also in very close proximity.
2. The supply of alcohol until 03.00 would subject local residents to antisocial behavior and noise.
- 3.. The increase in vehicular activity on what is a single track road will cause severe traffic problems and noise and potential danger and would have to be carefully policed.
4. The residents of the nearby old peoples dwellings will be subjected to late night noise and antisocial behavior. Daily carers', medical visits have to be made regularly and speedily. Carers' and their families would suffer unnecessary inconvenience due to parking and traffic on a single track road.
5. There is a church and a graveyard immediately adjacent to the site and permission to proceed would be insensitive. All who use and attend services, weddings, and funerals will be affected. There is very limited access and parking for these occasions currently.

Richard Gaskins
47 The Garth
Yarnton
Oxford
OX5 1NA

From:
To: [Licensing](#)
Subject: Yarnton Manor Church Lane Yarnton OX5 1PY
Date: 23 June 2015 08:41:06

Regarding the application for a new premises Licence for Oxford Programs Ltd at Yarnton Manor Church Lane Yarnton OX5 1PY

Dear Sir / Madam,

I am a resident of Yarnton and believe that the granting of this application would have no benefit to the local community or it's businesses, it would only cause upset and a lot of inconvenience.

I wish to object to the above application on the following grounds.

1. Noise from live music and films would adversely affect local residents old and young who live in close proximity and have to get up for work and attend the local school, also in very close proximity.
2. The supply of alcohol until 03.00 would subject local residents to antisocial behavior and noise.
- 3.. The increase in vehicular activity on what is a single track road will cause severe traffic problems and noise and potential danger and would have to be carefully policed.
4. The residents of the nearby old peoples dwellings will be subjected to late night noise and antisocial behavior. Daily carers', medical visits have to be made regularly and speedily. Carers' and their families would suffer unnecessary inconvenience due to parking and traffic on a single track road.
5. There is a church and a graveyard immediately adjacent to the site and permission to proceed would be insensitive. All who use and attend services, weddings, and funerals will be affected. There is very limited access and parking for these occasions currently.

Lorraine Gaskins
47 The Garth
Yarnton
Oxford
OX5 1NA

From: [Lisa Kiernan](#)
To: [Licensing](#)
Subject: Yarrton Manor licence
Date: 04 July 2015 08:23:40

Yarrton Manor Licence Application

As a resident of Yarrton my address is 57 great close rd, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarrton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarrton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Lisa kiernan

Sent from my iPhone

From: [STONE EDWARD](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence App 3.6.15
Date: 06 July 2015 21:20:26

Edward Stone
182 Woodstock Road
Yarnton
Oxford
OX5 1PW

To Whom it may concern,

The above application has been brought to my attention and I feel so strongly opposed to this application I felt the need to contact you.

Some of the reasons I am against this application>

1: No mention of means of transportation to and from the events, church lane is a very narrow lane and currently has issues when small numbers are trying to attend Church, coaches would not be able to negotiate this lane and no public transport runs late enough for the times stated, private taxi and minibuses would cause huge disruption for local residents.

2: The amount of people that could attend on the license is ridiculous for the area/village.

3: The sound will travel even if controlled it will be a nuisance for the locals which could be a number of nights a week.

4: The events will attract others even if not invited which will spill into the village area which will very likely include persons dealing drugs.

I would not wish this kind business being run near anyone whether they are in a village, town, or city this will scar the village of Yarnton.

Yours Sincerely

Edward Stone

From: [Elizabeth Burden](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 02 July 2015 18:31:12

Sent from my iPad

I am a resident of Yarnton (11 Follets Close, Yarnton, OX5 1TB) and I would like to express my objection to the proposed event to be held at Yarnton Manor during the August Bank holiday weekend. Yarnton is a quiet residential village and this would cause enormous disruption and problems with live music until 3am.

One of my major concerns is - the only access to the site, Church Lane. This lane is very narrow with dangerous potholes making it very difficult for vehicles to pass and has only a partial footpath. I understand the Events Company propose to use 57 seater coaches to bring people to the site. this appears to me to be a very dangerous prospect. If there was major incident, accident or emergency, with only one access point, emergency vehicles would have problems attending. Villagers need access to the graveyard and adjacent fields for exercising dogs and family enjoyment. There is always a fair amount of traffic using the lane especially when services are held in the church.

Another concern is the proximity to the Senior Citizens bungalows in Park Close. The noise will be horrendous going on to 3am! Hardly fair on the old folks!!!!

Alcohol and possible drug abuse resulting in anti-social behaviour is another major concern. In view of the fact that the owners of the Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of this nature for which the License is applied. If I had paid a substantial amount to have my child educated at this Academy I would not be happy with alcohol being sold on the premises. I wonder if parents are aware of this.

I would also like to know if they propose similar events on a regular basis. It is a money making project which has no benefit to, and gives no consideration to the local community.

Yarnton Manor is a wonderful historic property. These houses are irreplaceable and should be respected and protected.

I urge the council to consider the villagers of Yarnton and people's safety, and therefore reject this License.

E Burden (Mrs)

From: [Angela Terry](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application - URGENT OBJECTION
Date: 06 July 2015 22:11:37

Re Yarnton Manor Licence Application

I am a long-term resident of Yarnton (my address is: 41 Aysgarth Road, Yarnton, Oxon, OX5 1ND) which is a quiet, pleasant and friendly village and we who live here wish it to remain like that.

I URGENTLY object to the above application which would cause distress and disruption from live music, party-goers, increased traffic and possible alcohol fuelled anti-social behaviour. All of these would continue until the early hours.

Several streets in Yarnton already have many parked cars so a large amount of traffic would be a danger and a public nuisance. Also there would be difficulties for emergency vehicles.

The access to Yarnton Manor is down Church Lane which is narrow, has overhanging trees and is full of potholes. Today I saw a large bus traversing this lane to collect students from the Manor which was only able to turn round outside the church due to there being few parked cars at the time. Vehicles of this size block access for any other traffic which would include emergency vehicles.

I wonder if Yarnton Lane has a weight limit at all? If not, maybe it should have? Also, who will maintain the lane surface which will easily deteriorate with heavy and much more frequent traffic passing over it?

Yarnton has a fair number of elderly residents. I have at least five 90+ year olds living within a few yards of my house. In addition there are two nursing/care homes and a sheltered housing complex, the latter being located off Church Lane itself. As we know, elderly folk often become ill or have accidents and/or need the help of carers. Those involved in such situations need to have easy and quick access to patients/clients.

Apart from possible annoyance, upset and danger to the elderly from loud music, crowds and traffic, there are possible adverse effects on young people in Yarnton who may attempt to become involved with events as described at Yarnton Manor. This, in turn, would be a great worry and extra stress for their parents. In addition, people of all ages could be kept awake by loud music and the noise of passing traffic, especially in the early hours.

Yarnton does not need any of the very unsettling possible results from the application if it is granted so I very strongly oppose any such possibility.

Yours faithfully
Ms Angela Terry

From: [Charlotte White](#)
To: [Licensing](#); [Charlotte White](#); [Ian Wallace](#)
Subject: Yarnton Manor Licence Application Objection
Date: 01 July 2015 11:06:36

Dear Sir/Madam,

Yarnton Manor Licence Application

As a resident of Yarnton (16 Pixey Close, Yarnton, OX5 1FY), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Charlotte Emma White

From: [Laura Claridge](#)
To: [Licensing](#)
Cc:
Subject: Yarnton Manor Licence Application URGENT
Date: 05 July 2015 21:11:34

As a resident of Yarnton, my address is 10 Cresswell Close, Yarnton, Oxon, OX5 1FX. I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Laura Claridge

Laura Claridge
Law Costs Draftsman
Accounts

E:
T:
F:
M:



HENMANS
FREETH

Henmans Freeth, 5000 Oxford Business Park South, Oxford, OX4 2BH

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From: [Natasha Jones](#)
To: [Licensing](#)
Subject: Yarnton Manor licence application
Date: 26 June 2015 10:46:02

Dear whom it may concern,

I'm writing to object to Yarnton Manors licence application.

I have some major concerns about the idea of a festival in our small quiet village. One major concern is the noise. When I first moved to the village 5 years ago, the Manor held a party in their grounds. The music was so loud we heard it on the opposite side of the village! Back then it wasn't a bother to me but now my situation has changed, I have a young child who doesn't sleep particularly well & the idea of her being kept awake by the music fills me with dread! That was only the one occasion, imagine if the application is granted & they hold music festivals/gigs/events every week, it would be so noisy! Not only for us in the village, what about the OAPs in the sheltered accommodation just up the road? Or the family's next door to the Manor? They have young children, are they going to have to move out every time there is an event? I know I wouldn't want to live next door to that.

Secondly having been to many a festival in my time, I know how drunk some people get. I know some people act rather stupidly under the influence. What's to stop these people walking up into the village & causing trouble? Where I live I have a green out the front of my house where children play football & play games. Will they be safe when the village is filled with with drunks revellers? Will my child be safe to play in the back garden? If these festivals go ahead I'd be very concerned letting my child out of my sight. The safety of the children in this village should be paramount.

Some other things to be considered, the railway line at the bottom of the Manors ground... Visitors to the festival whether they be drunk revellers or families could wander off into the woods & up onto the busy railway line. It's terrifying. People wandering off into the graveyard or peoples back gardens on Church Lane & defecating...

Finally the traffic, our small village will struggle with any more vehicles on the roads. Church Lane is a small quiet single track lane, how will that cope with buses & coaches driving down it? Not to mention the wildlife!

I seriously object to the Manors application & hope it is fully investigated before a decision is made.

Many thanks,

Natasha Jones

From: [Norma Slater](#)
To: [Licensing](#)
Cc: [Norma Slater](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 12:29:09

As a resident of Yarnton (my address is 79 The Paddocks Yarnton, Kidlington, Oxon), I wish to raise the following objections to the above application.

Allowing up to 5,000 to attend events would be very noisy, particularly in the summer when we have windows open at night. It is a huge number of people in our small village. The Manor would probably have their doors and windows open too.

It is worrying that alcohol will be consumed over many hours, which will almost certainly lead to rowdy behaviour, in our quiet village.

I am concerned that some events will not finish until 3am, again causing noise through banging car doors and driving along a very narrow lane before coming out on to Cassington Road.

I walk to the cemetery on my own to visit my husband's grave there, and would have to think more carefully about when to go, as it is normally a quiet and pleasant place to visit.

Norma Slater (Mrs)

From: [Wendy Duval](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 29 June 2015 21:19:29

As a resident of Yarnton (68 The Paddocks, OX5 1TE), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Wendy Elizabeth Duval
68 The Paddocks
YARNTON
Oxon
OX5 1TE

Sent from my iPhone

From: [GREEN ALISON](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 08:46:28

As a resident of 28 Bernard Close Yarnton, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Alison Green

From: [Licensing](#)
To: Yarnton Manor Licence Application
Subject: 30 June 2015 09:32:07
Date:

Dear Sirs,

My name is Verona King, my address is 8 Merton Way, Yarnton, OX5 1NN.

I have lived in the village all my life.

I strongly object to the licence application being given to Yarnton Manor.

Church Lane is not suitable for heavy traffic.

On Saturday last, 27th June at about 9.30 in the morning I saw a Tappins coach coming out of the lane.

If anyone in a car was trying to get down there they would have had a problem.

On the situation of the music, I regularly visit the cemetery to tend relatives graves and always appreciate the peace and tranquility there. This would be destroyed with loud music nearby.

I am also concerned about the residents in Park Close who must be terribly upset by all of this.

Please accept my objections.

With regards

Verona King (Mrs)

Sent from AOL Mobile Mail

From: [Mary Fitzgerald](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 08:49:20

To whom it may concern:

As a long-time resident of Yarnton (my address is 2 Paternoster Court, Cassington Road, Yarnton, OX5 1QB), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. My house is close to the corner of Church Lane and the traffic using Cassington Road is already very heavy. Introducing more traffic to a single track road that is already difficult to drive down would be a logistical nightmare.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. We already have experience of this from events held at the Manor in the past and it is fair to say that my family and I have been unable to sleep until the music stopped completely but whilst this happened only once a year (August Bank Holiday weekend) we could live with the inconvenience but a more regular occurrence would be a significant disruption to our sleep cycle.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yours faithfully

Doctor Mary F Fitzgerald

From: [linda.browning](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 11:45:30

To whom it may concern,

As a resident of Yarnton, (my address is 54 Cresswell Close), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length.

Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

With kind regards,
Linda Browning.

From: [Nathan Shelton](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 29 June 2015 17:08:09

As a resident of Yarnton (my address is 42, The Garth, Yarnton, OX5 1NA), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Many thanks

Nathan Shelton
Director



Bread and Butter Creative Ltd

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www.breadandbuttercreative.co.uk

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From: [Mark](#)
To: [Licensing](#)
Subject: Yarnton manor licence application
Date: 04 July 2015 15:44:58

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 29 Spencer Avenue), I wish to raise the following objections to the above application:

This location has no transport infrastructure to and from it which would mean masses of extra vehicles coming into the village.

Church Lane, which leads to Yarnton Manor, is very narrow and only has small footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. Music from Blenheim Palace can be heard at times in the village which is 3-4 miles away, just imagine something only a few hundred yards away.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

The lengths of 'opening hours' look to me to be excessive and if music in a 'tent' is classed as inside there is no suppression of sound in this instance. I feel a restriction on how many events can take place and the finishing time be one that does not stop the residents that live here being disturbed in the early hours of the morning.

Mark Gray

From: [scott.miller](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 18:21:37

Yarnton Manor Licence Application

As a resident of Yarnton (67 the paddocks), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mr S Miller
67 the paddocks
Yarnton OX5 1TE

From: [David Brimson](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence Application
Date: 01 July 2015 14:33:26

Dear Sir or Madam,

As a resident of 38 Spencer Avenue, Yarnton OX5 1NQ , I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Many thanks.

Regards.

David and Fiona Brimson

Sent from my Samsung device

From: [Janet Bull](#)
To: [Licensing](#)
Cc: ; [Lucy](#) ; "[Gary Bull](#)" Yarnton Manor Licence
Subject: Application
Date: 01 July 2015 23:54:54

Dear Sirs/Madams,

As a resident of Yarnton (my address is 19 Pixey Close, OX5 1FY – very close to Yarnton Manor), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. I invested a significant amount in buying a home in Yarnton specifically because of its quiet, country-like peace and quiet. ***Live music combined with alcohol sales until the early hours is outrageous within a residential area.***

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems. There is already a parking congestion issue along Cassington Road and the Church Lane intersection. Any additional cars in this area AND down Church Lane will be unacceptable and disruptive for all residents within that particular vicinity and perhaps further within the village.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied. The new owners of Yarnton Manor seem to be a law unto themselves, disregarding any sensitivities of the

local, nearby residents.

By all means, this sort of activity should be regarded as a means of enjoyment, but NOT within a normally peaceful residential area, even if there happens to be plenty of land available. The area is very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance. The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

Thank you for your attention to this matter. This is something that I would like to object to in the strongest possible terms.

Janet Bull (Mrs). 19 Pixey Close, Yarnton. OX5 1FY *Mobile:*

From: [Mary Clarke](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence application
Date: 17 June 2015 09:34:19

Dear Sir/Madam,

I am writing to object to the licensing of Yarnton Manor for entertainment, late night music, serving of alcohol etc.

There is a website advertising and selling tickets for a festival event <http://www.winterwell.co.uk> on 29th August 2015. I do not understand how they can do this before a license has been issued. The license application appears to be open ended and not limited to this event and if granted will give carte blanche to the Manor to stage events as and when they like.

My objections are as follows:

1. There is completely inadequate road access to the Manor - Church Lane is not designed for heavy two way traffic during the setting up of and during the festival itself. Cassington road at the end of Church Lane is already a danger spot for cars as parked cars obscure the view of the road and turning out of Church Lane is problematic. Cassington road itself is in need of repair and the speed bumps are breaking up - large amounts of traffic in this road would also be a problem. There are not footpaths the full length of the road which represents danger to pedestrians from the village going about their normal business and festival goers walking from the bus stop.

There is no mention of where parking will take place - there are no obvious accessible fields for parking. I am concerned that Church Lane and the roads and Closes nearby will be clogged with parked cars (I live in StocksTree Close nearby).

This is a residential area - there are elderly people living in Church Close who will be kept awake and distressed by loud music late at night which will be clearly audible. I can clearly hear music from the Manor when there have been weddings etc. there in the past - as a small one off event this is fine but a huge festival is a completely different matter - especially if there is permission to have such an event regularly.

Thank you considering this objection

Your Sincerely

Mary Clarke
10 Stocks Tree Close
Yarnton
Kidlington
OX5 1LU

From: [Nathan Jarvis](#)
To: [Licensing](#)
Subject: Yarnton Manor Licence
Date: 06 July 2015 19:44:27

Dear Cherwell District Council,

I write as a concerned member of the Yarnton community, and as its Vicar. My house, and indeed my church (which is Grade 1 listed) back on to the Manor grounds. I understand that the licence allows music and drink into the small hours. This is especially an issue on weekends. I obviously have to get up early on a Sunday (I have four services, the first one at 8.00am). I also have two adopted children aged 5 and 6 who need their sleep.

I am objecting, not because I want to stop Oxford Royale being a viable business, and a good custodian of the Manor House, but because I feel this is not a suitable venue for this kind of activity.

My boy almost got run over by two taxis competing for road space last week. I wrote to the parish council in the hope that we can have signage put up, or a speed limit imposed. The next step is to contact the police. The increase in traffic that would be further caused by this activity by the manor would make the situation worse.

I do so hope and pray that common sense will prevail. I am not writing this to be vindictive or reactive, but as a measured response to the possible future of our village, which none of us want.

If this did proceed, I fear Yarnton would be looking for a new Vicar, as it would greatly depreciate our standard of living, and the quiet nature of the lane making my staying untenable.

sincerely

The Revd Nathan Jarvis
26, Church Lane,
Yarnton,
Oxford,
OX5 1PY

From: [MICK Hall](#)
To: [Licensing](#)
Cc: [Hall Mick](#)
Subject: Yarnton Manor License Application
Date: 02 July 2015 15:54:14

As a resident of Yarnton (18 Dashwood Avenue).I wish to raise the following objections to the above application.

Church Lane is very narrow and has only footpaths for some of its length.Traffic attending events would cause massive congestion and other problems for residents of Church Lane and the surrounding area and for people attending the Church for services and weddings and funerals,baptisms etc.

Noise from live music and films would adversely affect local residents all around the Manor and as Yarnton is a quite village the sound would travel across most of the area.As the license application infers that the summertime would be the busy time this would cause the most noise disruption as residents including the Manor would have their windows open so residents would be woken up through until 3 am.also the license application covers outdoor music meaning the sound would carry even farther and louder.

The supply of alcohol until 3am could also subject local residents to antisocial behaviour and noise even after events with people making their way home through the village by transportation or on foot.

Park close,which is just off Church Lane has sheltered housing for the elderly who would be particularly affected by the noise and disruption with Carers and emergency services affected by delays and parking problems.

In view of the fact that the owners of the Manor have closed footpaths around the Manor citing Child Protection issues.it would seem very inappropriate to be holding this kind of event.

To hold a festival in this kind of area seems very inappropriate as festival behaviour seems to lead to unwholesome behaviour (drugs,legal highs,drunkunness etc) This is a lane next to a church,elderly people and a quiet village.

Yours faithfully

Mr Michael Hall and Mrs Janet Hall

Sent from my iPhone

From: [Marlene Hounam](#)
To: [Licensing](#)
Subject: Yarnton Manor License Application
Date: 03 July 2015 21:13:02

Yarnton Manor License Application

As a resident of Yarnton my address is 14 Meadow Way, OX5 1TA, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems not only for residents and farm access in Church Lane and for people attending church either for services or weddings, funerals, baptisms, etc. but for residents of the village as a whole.

Cassington Road only just deals with traffic volumes as it is at present, even so many residents are held up for considerable time trying to access the A44 roundabout to exit the village. Rutten Lane and the route through Cassington are the only other exit routes, both being unsuitable and both are through residential areas.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village and neighbouring villages especially as the license application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Marlene Hounam

14 Meadow Way

Yarnton, OX5 1TA

From: [Judith Passant](#)
To: [Licensing](#)
Subject: Yarnton Manor License Application
Date: 06 July 2015 22:21:18

I have lived in Yarnton for 26 years. When I first moved into the village, I used to walk my dog on the paths behind the church. These paths were already well-established by walkers in general, whether or not accompanied by dogs.

Since acquiring the Manor, the new owners have sought to block villagers from walking on these paths, citing the danger of having people walk within a quarter of a mile of the Manor, which would now contain minors. What danger could be posed by middle-aged ladies walking elderly labradors remains to be seen.

However, these new owners think that having an alcohol license for the premises constitutes no threat to these minors, nor does holding regular festivals and events which undoubtedly will have illegal drugs present as well as the alcohol.

The last time a music event was held in the village the music was loud enough to be heard over the entire village, and lasted until 5am. It was a hot and still night, but it was impossible to have windows open as the noise was so loud. Few of us got any sleep that night.

The next day, the 'remnants' were everywhere - litter on paths and roads, drug paraphernalia on verges, comatose bodies in ditches, on lawns and in the road. I expect the council paid for the clean-up which means that, via taxes etc. WE paid for the clean-up.

To my horror, I now find the Manor's owners intend replicating this event, not once a year but twice a week, including Sundays, with up to 5000 people expected every time.

Is this a fitting use of the Manor, which stands close to the church and the burial grounds?

I feel sorry for anyone intending to visit the grave of a loved-one with thousands of people, hundreds of cars and ear-shattering music happening just yards from the graveside.

Where will all these cars park? Church Lane is a cul-de-sac with limited parking and indeed is single-track with passing places. How will this road cope with hundreds of vehicles coming and going? It is already rather awkward when there is a wedding at the church with a high number of vehicles.

The prevailing wind is from the west (i.e. Cassington) which means any noise will carry across the village, rather than across the fields.

The notification of this has been minimal - a single poster pinned up on a telegraph pole outside the Manor. They have not consulted the village in any way.

I may be middle-aged, but I love my music (modern, rock, metal etc) and I love to play it loudly - but I do so though headphones out of respect for my neighbours.

The new owners of the Manor have shown disrespect to the village from the moment they moved in - all they care about is getting back the money they paid for it - and it was a sad day indeed when they moved into Yarnton.

I hope that the Council will see sense and refuse this application - and any subsequent appeals made by the Manor owners as their interest conflicts so greatly with that of the whole village.

Yours faithfully,
Judith M. Passant
51 The Paddocks
Yarnton

From: Shelagh.Woodburn
To: [Licensing](#)
Cc: sheandash@btinternet.com
Subject: Yarnton Manor License Application
Date: 06 July 2015 19:38:28

10 Stoutsfield Close
Off Rutten Lane
Yarnton
Oxford
OX5 1NX

6th July 2015

Dear Sir

I strongly urge that you reject the application by Yarnton Manor for a premises license, which if granted would allow live music to be played until midnight (indoors until 03:00) with up to 5000 people being able to attend. This would have a devastating effect on virtually everybody in the village. The location of the Manor does not lend itself to such big music events. Noise and disruption will make everybody's life miserable. The roadway in Church Lane will not allow for large coaches to go up and down in a safe and proper manner, parking which is becoming a very big problem in the village will be increased. I would also ask that you consider the fact that there are old people's bungalows in Park Close, it would be morally wrong to allow that their nights sleep and general well-being be disturbed on what could very well become a weekly event. Also there is the fact that Yarnton Manor is in Close proximity to our Village Church and Burial ground (next door on either side) respect needs to be shown to villagers who have family buried there, and to all the people who worship at the Church.

I see also that the Manor has closed the footpaths, saying that there are Child Protection issues regarding the pupils studying at the Manor, this is very hypocritical under the circumstances.

Finally, the noise. Some years ago, there was a weekend event in Little Blenheim, which caused unimaginable problems, because there was no sleep for anybody that weekend, in a word horrendous. A very big petition was sent to Cherwell District Council at the time. It is unthinkable that we be subjected to

that kind of noise again. The strength of feeling in the village on that occasion cannot be underestimated. So, once again I urge you to reject this application. Yarnton does not lend itself to the kind of music venue that the current owners of Yarnton Manor have in mind. We live in a small village, a lovely village. Please do not allow this to be spoiled for all the decent people in this village who go about their daily business, pay their dues, and expect not a lot in return except the right to a decent nights sleep and to live in peace. All of which will be under threat, from the noise and anti-social behaviour that goes with the serving alcohol until 03:00

Im sure that most people would wish the new owners of Yarnton Manor well, but not at our expense. Im sure that most people would wish the new owners of Yarnton Manor well, but not at our expense.

Yours faithfully
Ashley and Shelagh Woodburn

From: [Melissa Leek](#)
To: [Licensing](#)
Cc: [Duncan Elliott](#)
Subject: Yarnton Manor License Application
Date: 02 July 2015 17:18:44

As a resident of Yarnton (76, Great Close Road, Yarnton, Kidlington. Oxon. OX5 1QR), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. The events that would take place would inevitably result in extra traffic. Not only would this impact Church Lane, but the surrounding roads including the sheltered accommodation for our elderly residents, as party goers would attempt to park all over the place. Some may even leave cars overnight. This could then impact on the church and those wishing to attend the service or just wishing to be in a quiet and in an holy place. Emergency vehicles could be obstructed by parked cars.

Noise from live music and films would have a huge impact on those people living in the environs of The Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. This is not Glastonbury.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied!!!

Putting a Night Club in a school does not seem to be the appropriate way to educate children either.

Melissa Mary Leek

From: [Phil Hounam](#)
To: [Licensing](#)
Subject: Yarnton Manor License Application
Date: 03 July 2015 20:59:10

Yarnton Manor License Application

As a resident of Yarnton my address is 14 Meadow Way, OX5 1TA, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems not only for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc. but for residents of the village as a whole.

Cassington Road only just deals with traffic volumes as it is at present, even so many residents are held up for considerable time trying to access the A44 roundabout to exit the village. Rutten Lane and the route through Cassington are the only other exit routes, both being unsuitable and both are through residential areas.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the license application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Philip Hounam

14 Meadow Way

Yarnton, OX5 1TA

From: [Sara Briggs](#)
To: [Licensing](#)
Subject: Yarnton Manor License Application
Date: 04 July 2015 09:24:13

I would like to register my objection to the Yarnton Manor License Application. My address is 4, Meadow Way Yarnton OX5 1TA and I have lived at this address with my family for 25 years, having arrived in October 1989.

I have raised five children in Yarnton and now have a grandson who stays regularly. I am very concerned about the health and safety issues that will arise should the application be granted. In addition to the increase in road traffic there would be large numbers of visitors in festival mood, some camping overnight, together with alcohol readily available to fuel the party atmosphere. Village children regularly enjoy the fields near The Manor as a place to wander and play and not only will Church Lane become extremely hazardous with such large numbers of people and vehicles making their way down a narrow single track road, but there will be the risks of having a lot of unfamiliar people in the area.

There is accommodation for elderly people in close proximity to the Manor and should the License Application be granted this will inevitably cause distress and inconvenience for them, both because of the traffic increase on Church Lane and the noise of live music, fireworks and large numbers of people partying until late.

I am also concerned about the increased likelihood of illegal drugs being brought into the village during events of the sort that The Manor wishes to hold, and the increased possibility of contaminated litter being found in the area after these events.

If this application is granted the impact on this quiet, peace loving village will be a catastrophe. The character and ethos of this place will be significantly altered and the quality of life for its residents will be much poorer with increased traffic, pollution, noise, drugs, litter and strangers in large numbers descending on the village for festivals and partying. The Manor's location is simply in such close proximity to the residential areas of the village for this to be an ideal place to have such a license, and access to The Manor down a narrow single track lane will be dangerous as well as a public nuisance.

Please give consideration to the views of Yarnton residents as this drastic change in the use of The Manor will not bring any positive, desirable benefits to those who live and raise their families here, but will pose significant hazards for us and our children.

Sara Briggs

From: [JOHN SULLIVAN](#)
To: [Licensing](#)
Subject: Yarnton Manor License Application
Date: 01 July 2015 18:59:13

Yarnton Manor Licence Application

As a resident of Yarnton (72 The Paddocks), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Yarnton is a quiet village and holding regular parties and gatherings will greatly disturb the calm, peaceful and tranquil atmosphere that I moved to the village to enjoy.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. As more events will be held in the summer when windows are more likely to be open, means than the disturbance will be higher.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem highly inappropriate and very hypocritical to be holding events of the nature for which the licence is applied. Surely they should be attending to educational matters and not plying them with drink.

Regards

John P Sullivan

From: [Scott Chown](#)
To: [Licensing](#)
Subject: Yarnton Manor License Application
Date: 30 June 2015 12:22:14

RE: Yarnton Manor Licence Application

As a resident of Yarnton (my address is 64 The Paddocks, Yarnton), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion as the village simply does not have the road infrastructure to support that many additional people travelling in and through the village to attend such events.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor especially those elderly residents in Park Close. The noise would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise and in view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied. As a parent to a young child the prospect of 5000 inebriated festival goers certainly concerns me.

Yours faithfully

Scott Chown

From: [Gregg Morris](#)
To: [Licensing](#)
Cc:
Subject: Yarnton Manor Licensing Application - OBJECTION
Date: 02 July 2015 20:54:46

The Licensing Authority, Cherwell District Council.
Dated: 02/07/2015.

Dear Sir/Madam,

As a resident of Yarnton village for near on 35 years, I would like to share my concerns in regards to the above licensing application.

Church Lane has poor access, out of keeping with village life in the 21st century, let alone event access. Many parts of the road are single track and typical types of event transport (coaches etc) could cause a serious physical risk to residents and pedestrians using the footpath.

The regular influx of people to a very quaint and rural village location puts public safety at risk in my mind. The consumption of alcohol by these large groups poses a very real threat to the tranquility and order of the surrounding environment. Residents have every right to be concerned with the long term intentions of Yarnton Manor following preposterous licensing applications like this one, and what it will ultimately mean to their quality of life and wellbeing.

Noise pollution will effect countless families from the village - young and old. In the past, various smaller scale events (at local pubs for eg) could be heard from far and wide, and although occasional disruption is tolerable, sustained and intolerable noise pollution from larger scale events is completely unacceptable in my opinion.

The spiritual integrity of Church Lane and the burial sites will no doubt be put at risk. People who wish to worship and seek comfort could be exposed to cruel disruption because of large scale events that are completely out of sync with the surroundings.

Please consider the above concerns during this licensing application process.

Yours Sincerely,

Gregg Morris
7 Poppy Close
Yarnton.

From: [Geoff Morris](#)
To: [Licensing](#)
Cc: [Gregg Morris](#); [Liz Anonuevo](#)
Subject: Yarnton Manor Licensing Application- Urgent Objection
Date: 02 July 2015 10:47:15

The Licensing Authority, Cherwell District Council

My name is Geoff Morris and I live at 4 Dashwood Avenue, Yarnton, Oxford, OX5 1NH.

As a resident of Yarnton for over 30 years, I wish to raise the following concerns with regard to the above licensing application:

- 1) Access to and from the proposed site is, at the very best, poor. Many parts of Church Lane are single track and without any footpaths and Church Lane is the only access route by vehicles attending any proposed events at Yarnton Manor, As such, this would constitute a very real and serious risk to pedestrians wishing to access their homes or use the public footpath rights of way accessed by Church Lane.
- 2) People wishing to visit their Church and burial grounds to seek comfort in quiet reflection and prayer will be exposed to intolerable, regular and sustained disruption should such a broad based licensing application be allowed. Yarnton Manor, granted with such a license, could make this sacred and important community area virtually a 'no go' proposition for it's many users during the many times per week (and for extensive periods on each occasion) such a license would allow Yarnton Manor to proceed unhindered. This would clearly impose a significant public nuisance on the residents of Yarnton, severely restricting their access to such a spiritually important area.
- 3) The influx of large numbers of people to such a small and hard to access site could clearly be considered a risk to public safety. The consumption of alcohol always poses a real risk to public safety with the potential to lead to crime and disorder and with such an all encompassing license application, residents have a right to be very concerned by the long term intentions of Yarnton Manor and the associated risks that accompany such a license.
- 4) Noise pollution will be another effect of such a license being granted. I live a significant distance from the Red Lion public house but can clearly hear live music coming from the occasional inside function on the premises. The Manor is in very close proximity to the Red Lion and has no significant barriers to avoiding similar pollution, but on a much more significant scale. Occasional disruptions are acceptable and can be accommodated by most people but regular and sustained noise pollution would and should be considered as unacceptable.

I would respectfully request that that you consider my points of concern as raised in 1-4 above during your decision regarding this licensing application,

Yours sincerely

Geoff Morris (2nd July 2015)

From: [Cheryl](#)
To: [Licensing](#)
Subject: Yarnton Manor licensing application
Date: 30 June 2015 21:06:12

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 29 Hayday Close, Yarnton, Kidlington. Oxon OX5 1FA, I wish to raise the following objections to the above application:

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mrs Cheryl Olivant

From: [Gary Hall](#)
To: [Licensing](#)
Cc: [Gary Hall](#)
Subject: Yarnton Manor Licensing Application
Date: 04 July 2015 10:34:47

As a resident of Yarnton, our address is 53 The Paddocks OX51TE, I wish to raise the following objections to the above application.

Church Lane is totally unsuitable for the amount of traffic that these events would attract being single track and without a proper footpath in place for quite a lot of it. Any congestion would destroy the peaceful area surrounding our centuries old church and our graveyard and will impact greatly on services, weddings, funerals, and baptisms being held there.

The close proximity to other houses on Church Lane and the Elderly residents of Park Close would make outdoor music until midnight very distressing for these residents. Also the disruption to their sleep at 3am when people leave these events could make for very sleepless nights.

The hypocrisy of stating in Oxford Royale letters about zero tolerance to alcohol and then planning to serve it until 3am to festival goers etc is abhorrent.

As dog walkers of some 15 years on this land around Church Lane we have been badgered recently about the child protection laws for the protection of his students. How can holding these events until 3am come within the parameters of these laws?

Yarnton is a beautiful peaceful Village with a good community spirit. Please refuse this application and help us to keep this a lovely place to live.

Yours sincerely
Gary and Jill Hall
4th July 2015

From: [Imelda](#)
To: [Licensing](#)
Cc: [Bonita](#)
Subject: Yarnton Manor Licensing Application
Date: 05 July 2015 13:40:43

I have lived in Yarnton for thirty seven years, my address is 61 Great Close Road, Yarnton, Kidlington, Oxon OX5 1QR.

I strongly object to the above application and would like raise the following points.

- 1) Church Lane which leads to Yarnton Manor is very narrow and is not suitable for the amount of traffic attending the events at the Manor.
- 2) Traffic would have to get to Church Lane via Rutten Lane or Cassington Road, both of which are residential areas. Neither road is suitable for vast amounts of traffic, the traffic calming humps in Cassington road are already in a shocking state of disrepair and would only get worse.
- 3) The noise caused by live music and traffic coming to and from Yarnton Manor would cause problems for all the residents of Yarnton as the sound will carry across the whole village, but would cause particular problems for the elderly people in Park Close.
- 4) The amount of traffic in Church Lane, Rutten Lane and Cassington Road would also cause problems for carers and emergency services accessing the elderly residents of Erdington House, Park Close and the Sanctuary Nursing Home.

Yarnton is a quiet country village and I think it is inappropriate to use Yarnton Manor for events that serve alcohol and play music until the early hours of the morning.

Any events of this kind would cause residents of the whole village to suffer because of the noise, traffic and anti-social behavior of people who have consumed vast quantities of alcohol between the hours of 1pm and 3am.

Imelda Roberts

From: [Stewart Mitchell](#)
To: [Licensing](#);
Subject: Yarnton Manor Licensing Application
Date: 01 July 2015 11:24:24

Dear sir/Madam,

I live at 1 Bernard Close, Yarnton, OX5 1QP. I wish to register my objection to the above application on the grounds that it will generate significant amounts of noise and disturbance given that events are planned to extend beyond reasonable hours at night. The venue is a long way from public transport stops and the lane leading to it is narrow, nor does it have footpath for its entire length. This means that most attendees will be arriving and leaving in private or hired vehicles creating danger to pedestrians (and wildlife), and also causing noise nuisance to the residents of Park Close, which contains sheltered housing for the elderly. The potential for emergency vehicles being blocked should also be taken into account for all residents who live along the approaches to the venue.

As you are no doubt aware, sound carries further at night, and so the planned live and recorded music will impact on many peoples natural resting period. Doubly so if firework displays are to be considered.

The consumption of large quantities of alcohol (as ALWAYS occurs at these types of event) will contribute to increased risk of anti-social behaviour, both in Yarnton and at the Accident & Emergency Department. This will create extra work for the emergency services (police, ambulance, fire, and NHS). These services are currently overstretched and underfunded. We do not wish to add to their problems.

Yarnton is a quiet village. I would like it to remain one.

Yours sincerely,

Stewart Mitchell

1 Bernard Close
Yarnton
OX5 1QP
01/07/2015

From: [Jane Millar](#)
To: [Licensing](#)
Subject: Yarnton manor licensing
Date: 06 July 2015 14:54:39

we live at 23 park close in yarnton, and would like to strongly object to yarnton manor being given a license for outdoor music events and alcohol. Church lane is a very narrow lane and it's grass verges are already being destroyed by school buses and more traffic going up the lane since it became a school for international students. Also park close is primarily elderly people, and it would be unfair to afflict such loud music on them. It was bad enough when yarnton manor had the odd wedding or event, the music could be heard very loudly from my house, and it would keep us awake.

The lane is also used for families and dog walkers, and yet more traffic will be making this lovely lane to walk on even more dangerous. Also there is never enough room to park cars for church events, never mind anything else!

Yarnton manor has already taken away our rights to walk through the bridle ways, whic I have used for over 20 years with my children and grandchild for child protection issues, but now it sounds to me as though they wish it to be more of a nightclub than a scool.

Yours very sincerely

Keith and jane millar
23 park close, off church lane, yarnton. OX5 1QQ

From: [chris.seager](#)
To: [Licensing](#)
Subject: Yarnton Manor Music Festival
Date: 06 July 2015 20:29:03

I would like to voice my concern and objection to the proposed application for licensing to Yarnton Manor. Yarnton is a small community that has no infrastructure for the volume of traffic of traffic that will descend on us on a weekly basis let alone a one off. There are elderly people living in the vicinity which if allowed to go ahead will cause them stress and disturb greatly their quality of life. Where are the vehicles and coaches going to park? Are they going to clog up all the surrounding roads? There is also the noise element and drinking until the early hours, once again Who will protect our peace and quiet and quality of life. There is also the unknown element of the people attending.

Regards
C.Seager
Yarnton Resident

Sent from my iPad

From: [Tine Stolland](#)
To: [Licensing](#)
Subject: yarnton manor music festivals
Date: 22 June 2015 19:57:30

Dear Sir/Madam

I am writing to make a formal objection to Yarnton Manor's proposal re hosting 3 day music festivals Church lane is a single track unlit road so would be unsafe for increased traffic especially coaches My concern also is re a license for alcohol (and the problems this brings)& camping in the surrounding field(s) The immediate residents will certainly suffer as will the whole village due to the noise & increased amount of people

Yours Sincerely

Tine Stolland

From: [David Thornton](#)
To: [Licensing](#)
Subject: Yarnton Manor OX5 1PY
Date: 03 July 2015 15:46:52

EJD Thornton
30 The Garth Yarnton
Kidlington
Oxford
OX5 1NA
02/07/2015

Licensing Department
Cherwell district Council

Oxford Programs Limited
Yarnton Manor

I wish to object to Granting a premises licence for
Oxford Programs Limited Yarnton Manor OX5 1PY

Reason

Access to the site is very limited and would cause considerable congestion and inconvenience to a large

Number of local properties.

Noise would carry very far and upset many people.

With the large numbers of people going around to and from the site with alcohol being readily available the Question of Health and safety should be considered

EJD Thornton

From: [Karl Bushell](#)
To: [Licensing](#)
Subject: Yarnton Manor -Oxford Programs Limited
Date: 20 June 2015 17:06:19

Sir/Madam

I have been notified of the application for a licence and must inform you that I have the following observations.

- a) No objections to films being shown indoors
- b) There is no need to show films outdoors.
- c) I strongly object to live music at the premises from 13.00- 03.00 hours. The premises are next to the church and very close to properties for the elderly. The road to the premises has little street lighting and at night is dangerous for walkers and road traffic. It will also have an impact on local wildlife particularly the local bat population
- d) The same applies to recorded music. No objections indoors until 23.00 hours if music at a suitable level
- e) The Manor is supposed to be an Academy of young persons. Alcohol should not be served on the premises and certainly not to 3.00am in the morning.

If the licence is granted it will make life unbearable for the village residents and is likely to increase crime and drunken behaviour. We already have two public houses and a British Legion Club where alcohol can be consumed. That is more than enough for a small village.

Please acknowledge receipt of this email.

K Bushell
6 Stocks Tree Close
Yarnton

From: [Georgia Prahacs](#)
To: [Licensing](#)
Subject: Yarnton Manor Planning application OX5 1PY
Date: 01 July 2015 12:51:06

Dear Sir

As a resident in The Paddocks, Yarnton, I am writing to object to the recent application by Yarnton Manor by Oxford Programmes Limited.

Yarnton is a quiet village with many families, and the noise of the events will disrupt the village. We can already hear the noise from The Turnpike when they have their beer festival but that is once a year and finishes by 11pm. The Manor is about equi-distant in the opposite direction. The proposal for the Manor would be much more disruptive as it will go on until later, be more frequent, and make the evenings of those events unpleasant for residents.

Also access to the Manor is down narrow roads and would be unsuitable for many coaches or larger vehicles to use. And would also cause backlogs on the nearby roads as they try and manoeuvre their way in and out.

Therefore I strongly object to the proposal as being unsuitable for the village.
Thank you for considering my feedback.

Warm regards

Georgia Prahacs

From: [Frances Peck](#)
To: [Licensing](#)
Subject: Yarnton Manor Premises Licence Application
Date: 25 June 2015 13:36:12

Dear Sirs

I am writing to strongly object to the above Premises Licence Application on the following grounds:

1. Noise and disturbance to other villagers: The application to have live and recorded music, indoors until 3 a.m. and outdoors until midnight gives no thought to neighbours or anyone living within earshot, and as the Manor backs onto fields the sound is likely to carry a long way. One nearby road (Park Close - off Church Lane) is home to elderly residents who would be particularly disturbed owing to proximity.
2. Alcohol: Yarnton Manor is now home to Oxford Royale, an academy for young people under the age of 18. One of the first things Oxford Royale did when they first moved in was close the footpaths across their land, which had been used for decades by walkers, ostensibly as a child protection measure as they have children living on site. It is beyond belief that they think walkers across their fields are a threat to their children's welfare, but alcohol on site is not.
3. Traffic: Church Lane is a narrow, single-track cul-de-sac with only a couple of passing bays. It has a moderate amount of foot and car traffic due to the church and footpaths which begin across the road from the church. It is entirely unsuited to heavy traffic or coaches.

I would also point out that probably the majority of the residents of Yarnton will be completely unaware of this application, as the only notice of it is on the gates of the Manor which is towards the end of the cul-de-sac, and Yarnton Manor have made no attempt to bring it to more public notice by, for example, asking for it to be included in the Village News. If Cherwell DC is not inundated with objections I would suggest that this is why. Certainly, every single person I have spoken to about it is absolutely against it.

I hope that if Cherwell DC does not immediately reject this application, then it will at least give more time for word to get out and more people to respond.

Frances Peck (Ms)
19 The Paddocks
Yarnton
Oxon OX5 1TF

From: [WHITLEY LYNNE](#)
To: [Licensing](#)
Subject: YARNTON MANOR PREMISES LICENCE APPLICATION
Date: 04 July 2015 23:29:34

To whom it may concern

Having been born in Yarnton and lived here almost all of my life, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause congestion and problems for residents in Church Lane and people attending church for services, weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in Church Lane and Park Close which is a close for elderly residents, several of whom are extremely concerned about the lateness of the music being amplified from inside and out.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise, and is 4 hours later than most pubs have a licence for.

5 members of my family are buried at the cemetery off of Church Lane which backs onto the grounds of the Manor at the back which I believe is where a lot of the events will be held. Since 1968 I have been able to visit the graves of my family in perfect peace which would be severely disrupted for myself and lots of other people who visit graves if Oxford Programs Limited are granted this licence.

I hope you will take my objection into account when considering the above premises licence.

Thank you

Lynne Whitley, 5 Merton Way, Yarnton, Oxford, OX5 1NL.

From: [Joy Lloyd](#)
To: [Licensing](#)
Subject: Yarnton Manor premises licence
Date: 02 July 2015 18:12:54

I would like to object to the premises licence applied for by Yarnton Manor. I am unable to contact the Cherwell District Council directly because the web site is currently not working fully.

I am expecting that you will take/send this letter of objection to Cherwell District Council before 23:59, 6th of July.

I strongly object to the following:

Live music to be played at the Manor from 1pm to 3am-this is offensive to the village

Alcohol sold to mainly university students until 3am-this is offensive to the village

5000 people to go down church lane is not a possibility-this would destroy the road to the church

Live music to be played on Sunday will conflict with the long standing church congregation next to the manor

I have lived in the village since 2002 and have been able to walk my dog in the area behind the Manor. The new owners of the Manor have now stopped people walking in the area behind the manor which contains well used footpaths. This has not made the owners any friends in our village. Selling alcohol on the Manor site will increase the problems of making the Red Lion pub a viable business.

Yours sincerely,
Charles Lloyd
148 Woodstock Road
Yarnton

From:
To: [Licensing](#)
Subject: Yarnton Manor, Licensing Objection
Date: 06 July 2015 21:41:58

Dear Sirs,

Having been residents of Yarnton for the past 29 years we, as a family, are shocked at the proposal. This is something that we would like to object to in the strongest possible terms. :-

1. The hours that have been applied for are far too late for a location of this type.
2. The area is generally very quiet and any noise outside has the potential to carry and cause disturbance.
3. Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area. Some festivals are well-renowned for being involved in 'legal highs'.
4. The application does not offer effective conditions to control the potential problems.
5. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.
6. Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.
7. Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.
8. I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.
9. The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

From
The Ricketts family
The Garth
Yarnton

From: [Janice Ure](#)
To: [Licensing](#)
Subject: Yarnton Manor
Date: 04 July 2015 12:15:29

Dear Sir/Madam, I wish to register my objection to the possibility of granting this premise licence to Yarnton Manor. The noise & disruption that this would cause to this village would be terrible. The prevailing wind blows from the Old village where Yarnton Manor is, right across to the rest of the Village. The amount of traffic & arrangements for these events would cause traffic problems. The hours requested are absolutely outrageous, including the Alcohol request & the outside aspects of it all. So much for them purporting to safeguard 'children' as in their footpath argument. I have lived here for over 35 years & remain here because it is quiet. You have been receiving my rates all this time. I do hope that you will not agree to this application.

yours sincerely, Mrs Janice Ure, 56, Great Close Road, Yarnton. OX51QS

From:
To: [Licensing](#)
Subject: Yarnton Manor
Date: 06 July 2015 20:41:31

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 65 The Garth), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems. In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Susan Dear
65 The Garth
Yarnton
OX5 1NB

From: [Helen Temple](#)
To: [Licensing](#)
Subject: Yarnton Manor
Date: 10 June 2015 18:26:45

To whom it may concern

I would like to oppose the use of Yarnton Manor for music festivals. This manor is based down a single lane road and the extra traffic for a music festival would cause chaos not only on this road but the surrounding village roads. The level of noise from an outside music festival would be unacceptable too. A couple of years ago there was a music festival in Yarnton that went on and disturbed the residents of Yarnton until 3am. Some people have to work and need to sleep at night. There is also the issue of fireworks upsetting the local pets. It's enough to put up with fireworks in November without displays going on throughout the year, and at what time? If they have to wait for darkness in the summer these displays will be occurring late into the night.

Please listen to the residents of Yarnton in this matter.

Thank you.

Helen Temple

From: [elaine boyce](#)
To: [Licensing](#)
Subject: Yarnton manor
Date: 03 July 2015 18:38:58

I am sending a email re the oxford program's appalling for a premises licence at yarnton manor. We as a family with 3 children feel that this is completely unreasonable to have events taking place every week till 3am. This will effect Yarnton as a village and the people who live in it. Traffic problems will be a big issue as well as drunk people walking around the village at 3am trying to get home. I do not want this to be happening where I live with my family. Also we are both working parents and do not wish to be kept awake all night by loud music and our children being tired for their school. This will not happen here. Find else where for this to take place not in a quiet village families and the elderly live.

Many thanks

From: [Joy Lloyd](#)
To: [Licensing](#)
Subject: YArnton Manor
Date: 04 July 2015 23:06:54

I object to your granting a licence to the Yarton Manor for live events, films, and recorded music, and alcohol. The site is unsuitable being too close to resident homes, an elderly self care square of bungalows and not suited to safe traffic in and out due to the one access of a single track road. The light and noise pollution caused will be in the oldest quietest part of Yarnton, and the residents lives will be utterly changed.

I greatly object to the Winterwell Festival due to be held on the 29th August at the Yarnton Manor. If this is the type of event they are going to have, it is entirely unsuitable to give them such a licence.

The Winterwell Festival advertising site says **for this year, at the Manor ---** "As the sun lowers, the noise levels will rise, with live bands and headline DJs taking to various stages in the grounds, followed by an extraordinary fireworks display to take you through to dawn. Unlike traditional festivals, Winterwell packs all the festivities in only 24 hours. On Saturday night guests can pitch their tents in the grounds, stay in accommodation within the manor, or choose to travel back to London using buses that make regular journeys throughout the night." They are advertising an event that is geared to loud music, lights, multiple stages, tents and activity in the fields behind residential homes. They are advertising fireworks, and the disturbance is to get louder as the night goes on - and they have advertised this as a pull. They will be serving alcohol and the village will become no longer sleepy quiet Yarnton. It is not a good place at all for such venues. There are Manor homes that are well situated, with grounds that surround the house away from the villages. Yarnton Manor is not separated from the village. It is next to the village church, next to the grave yards, with houses around close. These buses mentioned through the night cannot negotiate the small road and that means loud people walking up the lane to get a bus waiting on another village road in front of peoples bedroom windows.

The Application for the licence says nothing about this excelleration of noise and of the various music stages. The Yarnton Manor is set up to be a school for International Students, not a venue for events. On the licence, they have applied as a limited company, but it is an educational establishment! They have indicated to Yarnton residents that they will only have a very few events in the year, and yet they already have three for August, and the Winterwell Festival is a Festival, not a wedding party. It will not be contained inside the Manor. It will be in a number of marquees and in the fields behind Cassington Road and will have tents set up and people staying in those tents. Residents nearby will not get any sleep that weekend at all.

In Yarnton we have the Ley Community. They are very good at keeping lighting managed, and noise levels down. We have a residential home that will be effected by the bass sound of any music. I have read the line up of bands for the Winterwell Festival, and it will not be a quiet indoor thing. Last year, the Winterwell Festival had 1500 people attending!
Please do not pass this licence, and please get involved to stop this organisation from running any more festivals like the one they have planned.

Joy Lloyd - Yarnton Resident.

From: [a.j](#)
To: [Licensing](#)
Subject: Yarnton manor
Date: 05 July 2015 12:42:43

I wish to object to this application on the grounds that it will clog up my village as it is single track down to the manor , the noise nuisance also as I remember the previous festival organised which went on through the night nonstop for the whole weekend,it is also a lovely walk past the church into the fields that will be blighted .
Yours sincerely a jackson

Sent from my iPhone

From: [carol.green](#)
To: [Licensing](#)
Subject: Yarnton manor
Date: 06 July 2015 17:31:09

I object to whats happening to our village because of the situation with the Manor, so please do not issue a licence for alcohol,as this will lead to lots of noise ,pollution,traffic, and all kinds of trouble. yours truly carol green

From: [A JONES](#)
To: [Licensing](#)
Subject: yarnton manor
Date: 22 June 2015 20:17:13

May I express , for the sake of it, my objections to the licensing application submitted by Oxford Programs Ltd. for Yarnton Manor.

It seems the school's avowed intention of protecting its children will now be best served by giving them access to films/alcohol/music until the early hours of the morning! Surely not the best educational environment for 13-18 yr. olds.

With regard to the proposed Music Festival, the noise and the crowds associated with these events, and the nuisance generated by both (especially late at night) are not suited to venues like the Manor, given its proximity to the residential area and its only access being via a narrow & unlit road.

Therefore, I hope the application will be considered inappropriate for this particular establishment.

Mr. A T Jones
103a Rutten Lane
Yarnton
Kidlington
Oxford
OX5 1LT

From: [Ray Adams](#)
To: [Licensing](#)
Subject: Yarnton Manor
Date: 05 July 2015 07:49:23

Dear Sir/Madam,

I wish to object to the licencing application by Yarnton Manor.

We live at 19 The Garth in Yarnton, my objection is based purely on health and safety grounds.

My Wife is a type 1 Diabetic and needs 8 hours stress free sleep a night.
I am a shift worker, an hgv driver who also needs to sleep as long as possible.

I work various shifts and sometimes have to go to bed around 19.00 as I have to be up for work at 02.00 for work.

If these events are allowed and I cannot get sufficient sleep, I could become a hazard on the road, I drive a tanker carrying Highly Flammable propane gas.

I'm sure you and the Police can understand the need for restful sleep to promote health and safety on the road.

Many Thanks

Raymond and Lesley Adams

From: [Daniel Whitley](#)
To: [Licensing](#)
Subject: Yarnton Manor
Date: 05 July 2015 22:42:18

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold as late as 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Noise travels very easily around this village - from where I live I have previously regularly had to endure music from inside The Red Lion, which is of no lesser distance than Yarnton Manor is to my property. The potential noise impact on myself and the members of this community concerns me greatly, especially given there is no effective limit on the number of dates late night entertainments can be permitted.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor and the S3 becomes woeful in the evening in terms of frequency. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

Once again, there would be no appropriate routes home using public transport for any attendees, and presumably these individuals would not be in a fit state to drive. Therefore major increases in the use of taxis would occur, causing further disturbances to the nearby neighbours.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

In short, I would not object to Yarnton Manor having a licence granted for live entertainments - I recognise the potential economic merits for such a move. However, the proposal as currently laid out do not satisfy my concerns.

I would welcome a further proposition with revised terms however strongly object to the proposal currently presented.

Yours faithfully

Daniel Whitley

From:
To: [Licensing](#)
Subject: Yarnton Manor
Date: 30 June 2015 21:01:39

Dear Sir

I am writing with concern with the recent application by Yarnton Manor for a Premises Licence.

Its not that I object to anyone enjoying themselves, its the lateness of the hour this will be permitted to, the reality that Church Lane is not suitable for the volume of traffic, the concern that music will drift over the village and interrupt much needed sleep, especially on a work/school night.

If the application was for a one off event this would be manageable but it seem to suggest its unlimited and all year round.

Our beautify Oxfordshire village is a quiet community, with villagers enjoying the countryside and the facilities that are already in the village are sufficient for the community.

I am not sure if I have all the correct phrases or words, but am sure you are aware of my very deep felt concern's

Yours faithfully

S Taylor
Yarnton Village resident.

From: [Marilyn Kirkwood](#)
To: [Licensing](#)
Subject: Yarnton Manor
Date: 02 July 2015 21:44:39

2nd July 2015

Re Application for a new premises Licence for Oxford Programs Ltd at Yarnton Manor
Church Lane Yarnton OX5 1PY

Dear Sir / Madam,

I wish to object to the above application on the following grounds:-

Noise, increased traffic & possible anti social behaviour.

1. I am very concerned about the noise late at night which would result if this application were passed. This would affect residents of all ages including young children & senior citizens.
2. Increased traffic & parking on the single track road in the area around Yarnton Manor is an equal concern. There are old peoples' dwellings in close proximity to the Manor. Access will be needed here by carers & the emergency services. There is also a well used church & a graveyard next to the Manor so parking issues would be a real nuisance here.
3. The supply of alcohol until 03.00 could subject local residents to antisocial behaviour.

Yarnton is a small village with narrow roads & lots of housing. Our family chose to live here over 10 years ago as a quieter option to Oxford city & we plan to stay on in the village post retirement as this is a great place to live. We want the village to stay that way.

Marilyn Kirkwood
49 Meadow Way,
Yarnton,
Kidlington,
Oxon,
OX5 1TA

Sent from my iPad

From: [Karli McIntyre](#)
To: [Licensing](#)
Subject: Yarrton monor
Date: 05 July 2015 17:25:14

I am sending an email to object to the Yarrton Manor wanting a License to hold upto 5000 people and holding regular events in the village. The village are concerned about traffic and also antisocial behaviour in our quiet little village. The village has a good reputation and this is the way we want it to stay.

K mcintyre

From: [Shelley Benwell](#)
To: [Licensing](#)
Subject: Yarnton Music Festival
Date: 27 June 2015 14:25:35

To Cherwell District Council, I really need to protest at the idea that a music festival will take place at the Manor in August, with a licence to play loud music until 3am. Some of us work for a living and don't want a night of interrupted sleep, never mind who will be attending the festival, where they will park, who's gardens they may decide to use, steal from, etc. You cannot approve this. I don't pay my Council Tax for this sort of thing. Much as I love festivals, this is not an appropriate venue, in the middle of a village. Surely you can see that?

Yours
Shelley and Steven Benwell, Yarnton, Oxford.

Yarnton Parish Council

Clerk to the Council
 Yarnton Village Hall
 The Paddocks
 Yarnton
 Kidlington
 Oxon
 OX5 1TE

E-mail:

The Licensing Authority,
 Cherwell District Council,
 Bodicote House,
 Bodicote,
 Banbury,
 Oxfordshire,
 OX15 4AA.

19th June 2015.

YARNTON MANOR PREMISES LICENCE APPLICATION

Dear Sir or Madam,

Yarnton Parish Council wishes to raise serious objections as follows on this new premises application under the headings of public safety, the potential for noise pollution and nuisance. The blanket licence applied for would give permission for late night drinking and music (whether live or recorded) on 4 nights per week as well as outdoor films into the late evening. The likelihood of excessive noise from amplified music would be detrimental to other residents in Church Lane and also further into the village, particularly the residents of Park Close, a close for elderly residents. One would expect the residents have a right to quiet at a reasonable hour in the evenings.

There would be safety issues on the narrow lane to the premises which is unlit and in part without pavements with very limited passing bays.

An extract of the rules and regulations for Oxford Royale states at 7:1

“7.1 Alcohol

There is a zero-tolerance policy towards the following actions, all of which are likely to result in instant dismissal from the Course and may result in police involvement: drinking/consumption/possession (for whatever reason) of alcohol; purchase of alcohol; distribution/vending or attempted distribution or vending of alcohol; having bottles which contain or have contained alcohol in their possession, custody, power or control, including but not limited to their personal effects or living area.

... A Student found to have consumed alcohol, or whom Oxford Programs Limited reasonably believes to have consumed alcohol, is likely to be dismissed from the Course.”

Rule 7.1 appears to be contrary to their application for the alcohol licence.

With Yarnton Manor being a Grade 2 listed building it raises the question “Does the Manor have permitted development rights for a temporary use of land and would what they appear to be proposing constitute a change of use for the premises?”

The premises have no track record of hosting major ticketed events or operating extended drinking hours. In summary this application is too extreme in its scope and entertaining hours and the community would be better served by event specific temporary applications to be lodged so that the control and management of the premises could be proven over time.

I trust you will take our objection into account when considering the application.

Yours sincerely,

Lynne Whitley
Parish
Yarnton Parish Council

four times a week outside and not just the music but the amount of people.

As we have suffered over the years, when we had illegal lanes here and a festival, we have a good idea what it will be like, lack of sheep will be a part of that.

We are a peaceful village,
We are not Glastonbury.

Yours Sincerely

RECEIVED

06 JUL 2015

OBJECTION TO=

OXFORD PROGRAMS LTD,
YARNTON MANOR,
CHURCH LANE,
YARNTON, OXS 1PY.

MRS. J. SHARMAN,
40 THE PADDOCKS,
YARNTON,
OXFORD, OXS 1TF.

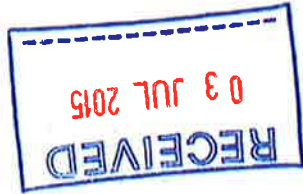
1/7/2015

Dear Sir/Madam,

I am writing to object to licensing for Yarnon Manor for the Winterwell Festival on August 28th and for a licence on these plans to play music outside for most of the week.

We are a small village and to have a festival, and reading one of these adverts, there is going to be a huge amount of people in cars and on foot, with music all night, the sound and noise, will encompass the whole village, as will playing music

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Lydia White
9 The Paddocks
Yarnton
OX5 1TF

Date: 1st July 2015

Dear Sirs

I live near to Yarnton Manor and have seen that an application for a Premises Licence is being made to allow music to be played and alcohol to be sold to 3am.

This is something that I would like to object to in the strongest possible terms. I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that passes the Manor. This in itself will cause significant disturbance. The area is normally very quiet during the early hours of the morning and in particular any arrivals or departures after midnight will cause a disturbance.

I am also concerned about the potential for damage to property if customers are allowed to leave in the early hours of the morning, having drunk significant quantities of alcohol.

The use of Yarnton Manor as a venue for late night entertainment is entirely inappropriate because of the character of the area.

Yours faithfully

Lydia White



14 Aysgarth Road,
 Yarnton,
 Oxford
 OX5 1ND
 03.07.15

Dear Sir,
Yarnton Manor Licence Application

I wish to object to above application for the following reasons:

1. When invited to the Manor at Christmas we were told it would open in September 2015 as a school. Events involving up to 5000 people, live music and the sale of alcohol would seem inappropriate and a grave safety risk to students. I am amazed that they should be making this application as they have closed footpaths on their property for child protection reasons.
2. Access along a very narrow lane would cause massive congestion problems and prevent access for emergency vehicles. Access to old peoples homes must surely be available at all times.
3. Noise from music events would affect all Yarnton residents and large gatherings of this kind are notoriously difficult to control and run a grave risk of antisocial behaviour.

Yours faithfully

From: [Ben Judson](#)
To: [Licensing](#)
Subject: Re: Yarnton Manor Licence Application
Date: 07 July 2015 08:48:40

Re: Yarnton Manor Licence Application

As residents of Yarnton (our address is 63 Meadow Way, Yarnton, OX5 1TA), we wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

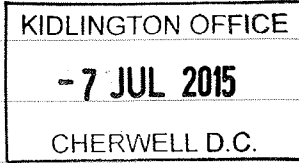
Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Ben & Charlotte Judson



14 DASHWOOD AVE
 YARNTON
 OXFORD
 OX5 1NH

DEAR SIR,

I AM WRITING TO OBJECT
 TO THE MUSIC LICENCE THAT
 YARNTON MANOR ARE APPLYING
 FOR. THIS IS A PEACEFULL
 VILLAGE, WITH QUITE A LOT
 OF ELDERLY PEOPLE AND
 MUSIC TILL LATE AT NIGHT
 WOULD CHATTER THE PEACE
 AND QUITE WE ALL ENJOY.

YOURS. SINCERELY

MRS HINWOOD

From: [Harry Carrier](#)
To: [Licensing](#)
Cc:
Subject: Fwd: Urgent objection to Yarnton Manor Licence Application
Date: 14 July 2015 10:33:29

Dear Sirs

I sent the email below "Urgent objection to Yarnton Manor Licence Application" to you on 5th July 2015 but did not receive a confirmatory response that you had received it. Would you kindly advise that you did receive it please.

Thanks

Harry Carrier

Begin forwarded message:

From: Harry Carrier
Subject: Urgent objection to Yarnton Manor Licence Application
Date: 5 July 2015 18:27:55 BST
To: licensing@cherwell-dc.gov.uk
Cc: Mr Harry Carrier

From:

Mr & Mrs H.A.Carrier
Windmill Barn
Cassington Road
Yarnton OX5 1QD

4th July 2015

We wish to state our objection to the above application for a number of reasons:

Potential nuisance in the form of noise when the Manor is holding parties/functions especially after 9pm in the evening. Our property is approximately 300 metres from the manor across open countryside. You are aware that sound of the type developed by musical instruments and intoxicated revellers in the late evening, and in open air, creates a major disturbance and nuisance to residents in the near proximity. It affects peoples lives and devalues their properties.

There is also a safety issue regarding the condition of Church Lane. the lane is virtually a single track road, and grossly unsuitable for accommodating a high level of traffic which would definitely prevail, daytime or nighttime, during major events proposed to be held by the Manor. Our grandchildren frequently walk down Church Lane and their safety is obviously of great concern to us.

Associated with traffic is the question of parking? Does the Manor have sufficient parking space to accommodate the potential increase in parking space required/?

A lesser but still important point is that having been a member of the Yarnton Parish Council for over 10 years we, as a council, have always made every effort to keep Yarnton clean and tidy. We have a limited budget to work to and perform this work. From my experience it is very noticeable that late night events generate increases in litter not just at the event locations but on the surrounding roads. We do not wish to add to the YPC expense.

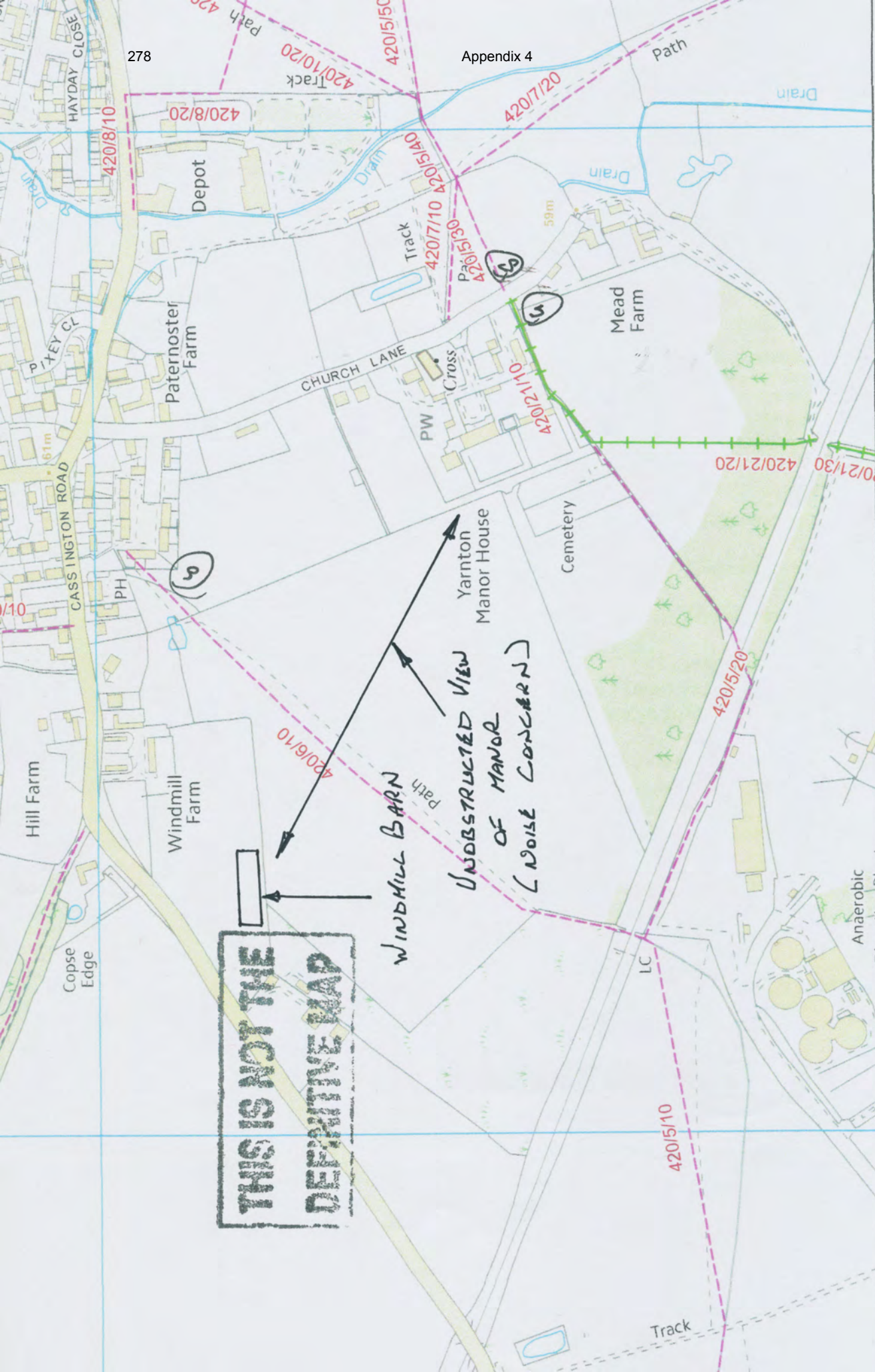
Suggestion:

1. Limit the time to which the Manor can hold parties/events in the open air.
2. Until we have experience of the Manors activities, issue single event licences. We would then have more time to evaluate the disturbance levels
3. Have the Manor Association specify how they can accommodate additional parking and consider whether this would develop any safety or nuisance issues. Have any potential problems resolved prior to issuing any licence.
4. Should any licence be issued, arrange with Oxford County Council to have Church Lane made safe in order to accommodate a higher volume of traffic. State a limitation as to traffic volumes permitted to any Manor function, until the road is modified and made safe.

We would appreciate acknowledgement of our email.

Your faithfully

Harry & Nancy Carrier



**THIS IS NOT THE
DEFINITIVE MAP**

WINDMILL BARN

UNOBSTRUCTED VIEW
OF MANOR
(NOISE CONCERN)



Appendix 4

278

From: [Carol Mcnamara](#)
To: [Licensing](#)
Subject: Fw: URGENT Objection to Yarnton Manor Licence Application
Date: 14 July 2015 11:22:37

I am forwarding this letter again as you may not have received it originally?

Carol McNamara

----- Forwarded Message -----

From: Carol Mcnamara
To: "licensing@cherwell-dc.gov.uk" <licensing@cherwell-dc.gov.uk>
Cc:
Sent: Sunday, 5 July 2015, 23:10
Subject: URGENT Objection to Yarnton Manor Licence Application

We are elderly residents of Yarnton and live at 54 Dashwood Avenue, Yarnton, OX5 1NJ. We wish to register our strong objections to the above planning application by Oxford Programs at Yarnton Manor.

The Manor, sited as it is at the end of a very narrow lane without footpaths in places and near to Worton and Wolvercote as well as Yarnton, is a wholly inappropriate venue for musical events attracting up to 5000 people. Traffic attending the events would cause severe congestion on our roads and could prove problematic for residents, Ambulance or Fire Services.

The hours applied for are far too late for a village community and, since noise carries we feel sure Yarnton residents will be disturbed, and woken up, by loud music and people arriving or leaving the venue. Indeed, Park Close - only a few hundred yards from the Manor - contains sheltered homes for elderly residents and they could not fail to be affected.

We are not only concerned about the wellbeing of the elderly however, as we are worried that children and young people will be subjected to harmful influences. Only the very naïve could ignore the documented links between alcohol, drugs and crime and the nature of the village may be irrevocably changed for the worse.

Although possibly not relevant, in recent months Yarnton Manor has closed footpaths on their property (which we have walked for 25 years) and we understand the reason given was to allow their young students to study without distraction! How hypocritical and inappropriate it would be, therefore, to hold the musical events for which they seek a licence.

Carol McNamara
Edward McNamara

From: [Glenys Knighton](#)
To: [Licensing](#)
Subject: FW: Yarnton Manor Licence Application
Date: 14 July 2015 16:13:12

From:
To: licensing@cherwell-dc.gov.uk
Subject: Yarnton Manor Licence Application
Date: Sat, 4 Jul 2015 21:21:46 +0100

Dear Sir/Madam, My name is Glenys Knighton and I live at 54, Hayday Close, Yarnton.ox5 1fs. As a resident of Yarnton I wish to raise my objections to the Yarnton Manor Licence Application. I am particularly concerned about the noise pollution, the events they will hold should a licence be granted will generate. I am also concerned for the public safety of the villagers with a large influx of unknown people late into the night and the noise, congestion and safety concerns with traffic travelling to and from such events into a confined space. The Manor is next to the graveyard and Church and both will be adversely affected. I am a District Nurse in the city and if and when such events held well into the night disrupt my sleep, my judgement at work may be affected, thus affecting my patients and the care I give..I would be grateful if you could take my objections into consideration before making your decision. Yours Faithfully, Mrs Glenys Knighton

The Licensing Authority
 Cherwell District Council
 Bodicote House
 Bodicote
 Banbury
 Oxon OX15 4AA



Mrs C. Ellis
 150 Cassington Rd
 Yarnton
 Oxon. OX5 1QB

23. 5. 2015

Re: Oxford Programs Ltd, Yarnton Manor
 Church Lane, Yarnton. OX5 1PY

I object to the above business being issued with a late
 license and particularly an outdoor license.

Yarnton is a residential village environment and the noise
 and vehicles dropping off + picking up would make life
 very miserable for nearby residents.

We are already seeing an increase in traffic
 from the Manor some of which are very large on a
 narrow road.

hastley the Manor has expressed concern about the
 safety of resident students so is it wise to serve
 alcohol at all.

Yours sincerely

Carol Ellis

81 Spencer Ave

Yarnton

OX5 1NQ

1 July 2015



The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sirs

Yarnton Manor

I am writing to protest against the licensing of Yarnton Manor to provide live and recorded music, and also films, outdoors at times when most people are asleep – films outdoors from 17.00 to 23.00, live music from 13.00 to 3.00 the following morning on Thursday to Sunday indoors, with 13.00 to midnight on Thursday to Sunday outdoors. Recorded music also indoors from 13.00 to 03.00 and outdoors from 13.00 to midnight.

I am concerned at the disturbance this will cause to people living in Church Lane and nearby.

I don't know how much provision is made for people coming by car but Church Lane is only a country road. There may be more space for cars on the Manor's own property so the car problem is perhaps less relevant.

But if alcohol is put into the equation then there could be real problems.

I would be grateful if you would take these comments into consideration when you are looking into the proposal.

Yours sincerely