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DISTRICT COUNCIL
NORTH OXFORDSHIRE

Committee: General Licensing Acts Sub Committee

Date: Tuesday 23 September 2025

Time: 10.30 am

Venue: 39 Castle Quay, Banbury, OX16 5FD

Membership

Councillor Rebecca Biegel
Councillor Barry Wood

Councillor Ian Middleton

AGENDA

1. Appointment of Chair of the Sub-Committee

2. Declarations of Interest

Members are asked to declare any interest and the nature of that interest that they may have in any of the items under consideration at this meeting.

Note: Any Member with a disclosable pecuniary interest will not be able to participate in the hearing, and should therefore notify the Monitoring Officer in advance so that arrangements may be made for an alternate Member to attend.

3. Application to Grant a New Street Trading Consent (Pages 5 - 28)

Report of Health Protection, Compliance and Licensing Manager

Purpose of report

To determine a New Street Trading Consent application for the location at Shakespeare Drive Bicester, Oxfordshire as applied for under the Local Government (Miscellaneous Provisions) Act 1982.

Recommendations

There are no recommendations, but in considering the objection received and what is appropriate for the promotion of the Street Trading Policy as follows:-

- Public Safety – whether the activity represents or is likely to represent a substantial risk to the public. Factors taken into account will include obstruction, fire hazard, unhygienic conditions or danger that may occur when a trader is accessing the site.
- Public Order – whether the activity represents, or is likely to represent, a substantial risk to public order. All traders will conduct themselves in a professional manner.
- Public Nuisance - whether the activity represents, or is likely to represent, a substantial risk to nuisance to the public from noise and/or odour particularly in residential areas.
- Appearance – the stall/vehicle must be maintained in good condition and be of smart appearance. The general appearance will be considered in order to determine that the business will not have a detrimental impact on the surrounding area.

Councillors are requested to collect any post from their pigeon hole in the Members' Lounge at the end of the meeting.

Information about this Meeting

Apologies for Absence

Apologies for absence should be notified to democracy@cherwell-dc.gov.uk or 01295 221534 prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item.

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare the fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Evacuation Procedure

If you hear the fire alarm, please leave the building via the nearest available exit. The fire assembly point is outside the Premier Inn, adjacent to the canal.

Access to Meetings

If you have any special requirements, such as a large print version of these papers or special access facilities to view a meeting online or attend a meeting in person, please contact the officer named below, giving as much notice as possible before the meeting.

Mobile Phones

Please ensure that any device is switched to silent operation or switched off.

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The meeting will be recorded by the council for live and/or subsequent broadcast on the council's website. The whole of the meeting will be recorded, except when confidential or exempt items are being considered. The webcast will be retained on the website for 6 months.

If you make a representation to the meeting, you will be deemed by the council to have consented to being recorded. By entering the Council Chamber or joining virtually, you are consenting to being recorded and to the possible use of those images and sound recordings for webcasting and/or training purposes.

The council is obliged, by law, to allow members of the public to take photographs, film, audio-record, and report on proceedings. The council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

Queries Regarding this Agenda

Please contact Aaron Hetherington / Patrick Davis, Democratic and Elections
democracy@cherwell-dc.gov.uk, 01295 221534

Shiraz Sheikh
Monitoring Officer

Published on Monday 15 September 2025

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This report is public	
Application to Grant a New Street Trading Consent	
Committee	General Licensing Sub Committee
Date of Committee	23 September 2025
Report of	Jan Southgate, Health Protection, Compliance and Licensing Manager

Purpose of report

To determine a New Street Trading Consent application for the location at Shakespeare Drive Bicester, Oxfordshire as applied for under the Local Government (Miscellaneous Provisions) Act 1982.

1. Recommendations

There are no recommendations, but in considering the objection received and what is appropriate for the promotion of the Street Trading Policy the General Licensing Sub-Committee should have regard to:

- Public Safety – whether the activity represents or is likely to represent a substantial risk to the public. Factors taken into account will include obstruction, fire hazard, unhygienic conditions or danger that may occur when a trader is accessing the site.
- Public Order – whether the activity represents, or is likely to represent, a substantial risk to public order. All traders will conduct themselves in a professional manner.
- Public Nuisance - whether the activity represents, or is likely to represent, a substantial risk to nuisance to the public from noise and/or odour particularly in residential areas.
- Appearance – the stall/vehicle must be maintained in good condition and be of smart appearance. The general appearance will be considered in order to determine that the business will not have a detrimental impact on the surrounding area.

Options available to the General Licensing Sub-Committee

- Issue the consent as applied for
- Issue the consent with amended hours or additional conditions
- Refuse the application

2. Executive Summary

- 2.1 To consider an objection received to the grant of a New Street Trading Consent. The application applied has requested a trading location of Shakespeare Drive, Bicester OX26 2GJ. The application applied for is to trade Monday to Sunday

between the hours of 16:00 and 23:00. Selling Fast Food Take Away Kebabs and Burger and Cold Drinks.

Implications & Impact Assessments

Implications		Commentary		
Finance		This is an information report to determine the grant of a New Street Trading Consent and therefore, no financial implications. Kelly Wheeler, Finance Business Partner, 9 September 2025		
Legal		The report is legally sound. The objection is a valid representation in that it is written, was submitted on time from an identifiable person, and has raised relevant concerns that the licensing committee is empowered to consider. Gurnam Bains (Litigation Solicitor) 9 September 2025		
Risk Management		There are no risk implications arising as a direct consequence of this report. Any future risks related will be managed through the service risk register and escalated to the leadership risk register as and when deemed necessary. Celia Prado-Teeling, Performance Team Leader, 10 September 2025		
Impact Assessments		Positive	Neutral	Negative
Equality Impact			x	
		There is no equalities' impact as a consequence of this report. All proposals and decisions are developed in line with the council's equalities, diversity and inclusion framework, in compliance with the Equalities Act 2010. Celia Prado-Teeling, Performance Team Leader, 10 September 2025		
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?			x	
		No impact		
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?			x	
		No impact		

Climate & Environmental Impact				N/A
ICT & Digital Impact				N/A
Data Impact				N/A
Procurement & subsidy				N/A
Council Priorities	N/A			
Human Resources	N/A			
Property	N/A			
Consultation & Engagement	When a Street Trading Consent is granted for the first time, the council will carry out a consultation process over a period of 14 days. the Licensing Authority will consult with one or more of the following. Thames Valley Police, Oxfordshire County Council Highways or Highways England (depending on the location) , Cherwell District Council Development Control, Cherwell District Council Street Scene, The ward Member, The Appropriate Parish or Town Council, Neighbouring businesses or properties, All businesses or properties within a minimum radius of 100m of the proposed site (But this may vary on a case by case basis)* *Note it is the applicant's responsibility to notify these owners/occupiers by delivering the form (Part B of the application) to the relevant property/business. If they fail to do so the application will be fused. – Cherwell District Council Street Trading Policy The 14 days consultation period ran from 31 July 2025 to 13 August 2025. The application was advertised in accordance with the requirements set out in the Street Trading Policy with Site Notices being displayed at the location of the proposed trading site. Notices were delivered to residents in the surrounding area with a radius of 100m of the proposed site. Photographic evidence of the site notice being displayed was received to the licensing authority. During the consultation period 1 objection to the application was received within the consultation period. 1 anonymous objection was received after the close of the consultation period this has not been included for consideration due to being received out of time. Details of the objection is attached to this report as Appendix 4. The Licensing Authority attempted mediation between the			

	Applicant and the Objector but unfortunately this was not successful therefore the application has been referred the Licensing Sub-Committee for determination.
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Supporting Information

3. Background

- 3.1 There are currently no Street Trading Operators within the area of Shakespear Drive area. However, there is a parade of shops on consisting of a Tesco Express which closes at 23:00, a Premier Store which closes at 21:00, every day of the week, a Fish and Chip take away that closes at 21:30 closed on a Sunday and a Public House that closes between 23:00 and 00:00.

4. Details

- 4.1 On 29 July 2025 the licensing authority received an application from Mr Ramazan Buyuktas. The application was for the Grant of a New Street Trading Consent as required under the Local Government Miscellaneous Provisions Act 1982 Schedule 4 - trading as Ramos Kebab Limited Best Kebab Burger. The application is recorded under the application number 22910 ST0113. A copy of the application is attached as **Appendix 1**. A copy of the Site Plan is attached as **Appendix 2** and copies of the Street Trading Vehicle is attached as **Appendix 3**
- 4.2 The application proposed the trading location as Shakespeare Drive, Bicester OX26 2GJ with trading hours stated as Monday to Sunday from 16:00 until 23:00.
- 4.3 The application was validated on 30 July 2025, and the consultation process began on 31 July 2025 and ran until 13 August 2025.
- 4.4 Confirmation that the site notices and circulation of the Part B notices to residents had been delivered was received on 31 July 2025 from the applicant.
- 4.5 The licensing authority received 1 relevant objection to the Street Trading application the objection was from a resident within the location of the proposed trading site. The objection was received on the 12 August 2025 A copy of the Objection is attached as **Appendix 4**
- 4.6 The Licensing Authority attempts to mediate the concerns raised by the Objector were not successful.
- 4.7 The concerns raised were shared with the Applicant who responded to each of the concerns raised, the responses from the Applicant are attached as **Appendix 5**
- 4.8 The Licensing Authority received No objections responses from Thames Valley Police and Environmental Protection Department. There was no response received

to the application from Health Protection and Compliance, Planning Department, Highways, Parish/Town Council, Street Scene or the Ward Councillor.

5. Alternative Options and Reasons for Rejection

- 5.1 At the end of the consultation period the licensing authority must hold a hearing if relevant objections are received. It must take such steps it considers appropriate in determining the application for the grant of a Street Trading Consent

Options available to the General Licensing Sub-Committee

- Issue the consent as applied for
- Issue the consent with amended hours or additional conditions
- Refuse the application

6 Conclusion and Reasons for Recommendations

- 6.1 There is no recommendation

Decision Information

Key Decision	N/A
Subject to Call in	N/A
If not, why not subject to call in	N/A
Ward(s) Affected	Bicester West

Document Information

Appendices	
Appendix 1	Application Form
Appendix 2	Location Plan
Appendix 3	Photos of the proposed Vehicle to be used for Trading
Appendix 4	Relevant Objection
Appendix 5	Applicants' response to concerns raised by Objector
Background Papers	None
Reference Papers	Cherwell District Council Street Trading Policy Licences and permits - Street trading consent Cherwell District Council

Report Author	Amanda Ward, Licensing Enforcement Officer
Report Author contact details	01295 221560 Amanda.ward@cherwell-dc.gov.uk
Corporate Director Approval (unless Corporate Director or Statutory Officer report)	Ian Boll Corporate Director for Communities 9 th September 2025

Appendix 1

Cherwell District Council

STREET TRADING CONSENT

APPLICATION FORM

I have read the policy for street trading consents and hereby submit the following application for such consent.

The full policy is available through www.cherwell.gov.uk

Please tick appropriate boxes

1. Title: Mr X Mrs ☐ Miss ☐ Other ☐

If 'other' please state:

Surname: BUYUKTAS.....

Forenames: RAMAZAN.....

Trading Name (if any): RAMOS KEBAB LIMITED BEST KEBAB BURGER

In order for The Council to process your data for the aforementioned purpose, we are required to have your consent. By providing your consent, your rights under current data protection legislation are unaffected.

By ticking this box, I give my consent for The Council to process my data for the purposes of processing the attached application and any future enforcement. X

2. Home Address: [REDACTED]

Postcode: [REDACTED]

Telephone Number: [REDACTED]

Email Address : [REDACTED]

National Insurance No.: [REDACTED]

3. Brief descriptions of Articles to be sold:

FAST FOOD TAKE AWAY KEBABS AND BURGER AND COLD DRINKS

4. Type of Stall or Vehicle

4 a. Brief description of stall or vehicle (to include dimensions and sketch or photo):

.....

.....

.....
4 b. Registration Number/Fleet No of the vehicle: [REDACTED]

Type of generator used e.g. Diesel/electric: I AM USING BATTERY THERE IS NO NOISE OR SMELL

Please describe how you intend to reduce any noise emitted from the generator:

.....
If LPG will be used please submit a Gas Safe inspection Report.

5. Address of premises used for storage/accommodation of food (if any) and trading vehicle:
.....
.....

6. Specify the precise trading location to be specified (a plan or Map must be included) or please state "mobile" if this applies (see Peripatetic Street Trading in the policy):

SHAKESPEARE DR. OX26 2GJ.....

7. Proposed days and times of trading: MONDAY TO SUNDAY 16:00 AND 23:00..

8. Period of consent applied for (please tick):

1 Year from the date grantedX

6 Months ☐

3 Months

☐

Ad Hoc(1 month) ☐

9. Are you registered with a council as a food business, YesX No ☐

If 'yes' please state which council: CHERWELL DISTRICT COUNCIL

10. Do you, or anyone who is employed by you in the sale of food, hold a certificate or other evidence of having attended an approved course of food hygiene training? Yes X No ☐

If yes, please provide evidence and/or the certificate/s

11. Will you be the sole operator of the vehicle or stall? Yes X No ☐

(If 'No', please give details or the names and addresses of the person(s) who will assist you):

.....
.....
.....

12. I have enclosed the following in support of my application

Proof of Identity, Address, National Insurance Number and where applicable Right to Work. (see policy for acceptable forms of ID) X

Copy of a map/plan identifying the proposed site position, trading area: ☐

Colour photographs of the vehicle, stall, cart, etc, that will be used for the street trading activity	X
Original copy of the certificate of insurance covering for third party and public liability risks	X
Confirmation, or copy of a commercial waste agreement	X
Gas safety certificate issued by a GAS SAFE registered engineer	X
Electrical safety certificate issued by a NICEIC registered contractor	X
Certificate/s of food handlers/ food hygiene training	X
Confirmation that the trading unit is registered under the Food Premises (Registration) Regulations 1991	X
Copy of your application sent to residents within 100 meters of proposed trading site	X

13 Declaration:

I declare that I am not under 17 years of age and I certify that, to the best of my knowledge and belief, the above information is correct.

I understand that if I make a false statement or leave out any relevant information when making this application, I will have committed an offence and could be prosecuted.

Signature: 

Date: 29/07/2025

Print Name: RAMAZAN BUYUKTAS.....

Information regarding your application may be shared with government departments, HM Revenue & Customs, the Department for Work & Pensions, the police and other authorities.

Cherwell District Council complies with the Data Protection Act 1998 and will follow the act in dealing with any information we receive.

Please send your completed application and all relevant supporting documentation to:

Licensing,

Cherwell District Council,

39 Castle Quay,

Banbury,

OX16 5FD

licensing@cherwell-dc.gov.uk

01295 753744

LICENSING - Privacy Notice

What is Licensing?

Administering, enforcing and regulating licenses, registrations, permits and related permissions (called “authorisations”) within the remit of the Licensing service

Contact details specific to service

If you have any queries that are specific to Licensing, please contact us via the following: licensing@cherwell-dc.gov.uk

How we use your information for Licensing

The information we request is only used for the intended licensing purpose but if we intend to use it for any other purpose, we will normally ask you first. In some cases, the Council may use your information for another purpose if it has a legal duty to do so, to provide a complete service to you, to prevent and detect fraud, or if there is a risk of serious harm or threat to life.

Who will have access to my personal data?

Information is shared with other regulatory and enforcement authorities including, but not limited to, other Council services; the police; HM Revenues and Custom; Home Office Immigration; NHS services, and other local authorities when allowed to by law for the purposes of the administration and enforcement of authorisations, and for the purposes of the prevention and detection of crime, public safety, public health, protection of the environment and prevention of fraud.

Certain information about authorisations (including in particular your name and the address of any premises to which an authorisation applies) may be published on a public register on our website when we are required to by law. Authorisations that have to be determined by our Councillors will be published in minutes on our website.

What information is processed?

We collect confidential personal information where required by law including names; addresses; dates of birth; contact details; details of qualifications and occupations; nationality; ownership of land, premises or property; previous criminal convictions; medical status; bank account and other financial account details; details of family and other relationships where necessary.

Retention period

All information will usually be retained in line with current Council retention policies.

Some information, for example criminal conviction information relating to an application for an authorisation will be disposed of as soon as the relevant decision has been made in relation to that application.

We will keep information about any enforcement action we take for three years from the date of the enforcement. Enforcement action means but may not be limited to warnings, requirements, simple cautions, statutory notices, or prosecutions.

Summary of rights

You have a number of statutory rights to the information we hold on you, which include access, these are explained in the “Summary of the data subject’s rights” section of our website found under <https://www.cherwell.gov.uk/privacy-and-cookies> this page includes the councils privacy policy.

Alternatively, you can request this information by email: informationgovernance@cherwell-dc.gov.uk

Or by post:

The Information Governance Team
Cherwell District Council
39 Castle Quay
Banbury
Oxfordshire
OX16 5FD



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MARIO

BEST KEBABS & BURGERS

CHIPS CHICKEN KEBABS DONER KEBABS COLD DRINKS

BEST KEBABS MENU

KEBABS	
Beef Kebab	£5.00 - £10.00
Chicken Kebab	£5.00 - £10.00
Doner Kebab	£5.00 - £10.00
Beef Kebab with Chips	£10.00 - £15.00
Chicken Kebab with Chips	£10.00 - £15.00
Doner Kebab with Chips	£10.00 - £15.00

BURGERS	
1/2 Chicken Burger	£2.50
1/2 Chicken Burger with Chips	£5.00
Chicken Burger	£2.50
Doner Burger	£2.50
Beef Burger	£2.50

STARTERS	
1/2 Chicken Burger with Chips	£5.00
Chicken Burger	£2.50
Doner Burger	£2.50
Beef Burger	£2.50

Please Order 0781 123456
All food is freshly served



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Amanda Ward

From: [REDACTED]
Sent: 12 August 2025 20:23
To: Licensing (CDC)
Subject: Ramos kebab application

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Shakespeare Drive OX26 2GJ

My objections to this application still stand:

1. In the notes posted through my door (initially again without a date on the application notification); you state that the lay-by is next to a commercial park. It is not; it is a row of 3 shops next door to a recreational park with some play equipment for children. As per my original objection THIS IS A RESIDENTIAL AREA and it is HIGHLY INAPPROPRIATE that a kebab van is sited here. Better that it is near a proper commercial park such as that on the Kingsmere estate.
2. Your response to the parking issue is quite frankly inadequate. The lay-by is for use of residents visiting one of the 3 shops that are there. In addition the van will be very close to a bus stop and therefore exacerbate safety issues for people who wish to cross the road as it will obscure the view.
3. I've resided in this area for many years and think that your response that antisocial behaviour is just to do with alcohol is a gross assumption. In fact antisocial gatherings happen quite often without alcohol being involved. Hanging around together in groups however does exacerbate this type of behaviour and the presence of a kebab van will be an excuse for people to hang about and possibly cause a nuisance. I cannot see that whether you tolerate antisocial behaviour or not, that you will not be able to intervene and prevent it no matter what you say.
4. The four outlets that exist in the area all sell food and a kebab van is NOT needed to add to the offer. The outlets that exist by their nature encourage people to eat at home or inside the pub. I do not believe this will be true of a kebab van. I cannot see that your presence will not harm the other businesses as you state.
5. The nature of a van means that there is an open hatch through which sales are made; odours will of course escape, no matter what. Waste management will exist until whenever a waste management company chooses to turn up and collect it. I doubt that this will be directly after sales have closed and believe the waste issue is still very much a concern.
6. The possible harassment of people using the ATM remains and you will have little if any influence over this threat to people's feeling of being safe
7. You say your business will be restricted to early evening hours, but the application is from 4-11pm. This is NOT early evening! Noise will possibly just not be from your generator either, but could come from noisy customers.
8. The free parking available copes with people visiting the shops, pub, community hall users and those stopping to use the recycling facilities. It is often very busy and I doubt people using your kebab van would use it anyway. People tend to try and park as near as possible to their destination and that brings us back to road safety issues and also the proximity of the bus stop.
8. As I have originally stated, I doubt very strongly that food waste will be collected by midnight and therefore the attraction of rodents is still a concern. This is one of the reasons why food vans are not allowed to operate along the A 34 (not residential).

9. Your system for odours disperse where? Into the surrounding area...? I can't see how odours can be totally eliminated. This remains a huge concern.

10. What additional measures exactly would/ could be taken to avoid disturbing residents? I think this is not feasible.

11. As already stated, rowdiness is not always due to alcohol (although could come from the pub); 11pm is very late for a residential area; you state it isn't, I wholeheartedly disagree. You haven't established a customer base yet, so how can you tell how your customers might behave. You wouldn't have the authority to do anything to stop any antisocial rowdiness anyway. Calling the police is unrealistic and a waste of resources anyway.

12. The groups of people frequenting your van would scare people, not you; you totally miss the point. You can ensure that you can eliminate this possibility, not by installing cctv or by changing your hours. The only sure way here is not to operate here in the first place.

I believe my objections are real and true and that the application for any take away food vans should be firmly rejected in the interests of the residents who pay their taxes to keep their communities safe and pleasant places to live and sleep in.

██████████

Sent from my iPhone



RE: Street Trading Objection

From Sian Parsons <[REDACTED]>
Date Wed 8/13/2025 3:34 PM
To rmzn bykts <[REDACTED]>

Good afternoon,

I have forwarded your response onto the objector, we will see what happens, but I have made them aware that the application will go to licensing subcommittee if they want to proceed with their objection.

We also received another objection, but it wasn't relevant and they didn't respond when I emailed requesting individual points so if no response is received from them by midnight they will not be considered.

Kind Regards,

Sian Parsons
Licensing Technical Officer
Cherwell District Council

www.cherwell-dc.gov.uk

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Follow us on Twitter @Cherwellcouncil



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01295 227990

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From: rmzn bykts <[REDACTED]>
Sent: 13 August 2025 13:03

To: Sian Parsons**Subject:** Re: Street Trading Objection

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

INTRODUCTION

> I have prepared these responses taking into account the single objection received regarding my application. I would like to note that the vast majority of my neighbours have given either positive or neutral feedback, which shows there is no widespread opposition to my proposal. However, even a single objection is important to me, and I am committed to addressing every concern carefully. I am determined to operate my business in a safe, respectful, and well-managed way for the benefit of the local community.

RESPONSES TO EACH POINT

1. Suitability in a Residential Area

The proposed location is next to a small row of three shops and is therefore part of an existing mixed-use area. My business will complement these existing activities and will be run in a way that preserves the peace of the neighbourhood.

2. Parking and Visibility

The van will be positioned in a designated area without blocking views of the bus stop or crossings. Many customers are expected to arrive on foot or park in other available spaces nearby.

3. Anti-Social Behaviour Risk

I will apply a zero-tolerance policy towards anti-social behaviour. My customer base will primarily consist of families and workers returning from work. Any problematic behaviour will be reported to the relevant authorities immediately.

4. Local Food Provision

The existing outlets provide different products and services. My menu and service style will offer variety, giving residents more choice. Competition can also encourage higher quality and better service in the area.

5. Odour and Waste Management

No powered extraction system is used; instead, natural ventilation minimises odour emissions. All waste will be collected immediately after trading and stored in a sealed container, collected regularly by a licensed waste contractor.

6. ATM Safety

There is no direct link between my business and ATM user safety. The area will be well-lit, and I am willing to install a CCTV camera if required.

7. Hours of Operation and Noise

The planned trading hours are 16:00–23:00; however, I will close earlier if there is low demand. There will be no generator noise as the van operates on a quiet battery system.

8. Car Park Use

The free parking nearby is sufficient for both shop customers and my visitors. If needed, I will direct customers to ensure traffic flow is maintained safely.

9. Waste and Pest Concerns

No food waste will be left outside. All waste will be sealed in containers at the end of trading, preventing any attraction for pests.

10. Odour Control

Without a mechanical extractor, odours are minimal. My cooking methods and menu produce no heavy smoke or persistent smell.

11. Noise and Customer Behaviour

I will maintain respectful communication with customers and manage the queue area to avoid disturbance. Any noise or disorder will be addressed immediately to maintain peace for residents.

12. Groups and Safety

If required, I am willing to install CCTV. The pitch will be well-lit and orderly at all times to ensure a safe, family-friendly environment.

CLOSING STATEMENT

> With these measures in place, I believe my business can operate successfully while respecting residents' peace and safety. I am fully prepared to comply with any additional conditions set by the Council.

13 Ağu 2025 Çar 11:46 Sian Parsons

Good morning,

I have received the below objection. If you have any comments to make to these objections please reply to the individual points so I can go back to them.

1. In the notes posted through my door (initially again without a date on the application notification); you state that the lay-by is next to a commercial park. It is not; it is a row of 3 shops next door to a recreational park with some play equipment for children. As per my original objection THIS IS A RESIDENTIAL AREA and it is HIGHLY INAPPROPRIATE that a kebab van is sited here. Better that it is near a proper commercial park such as that on the Kingsmere estate.

2. Your response to the parking issue is quite frankly inadequate. The lay-by is for use of residents visiting one of the 3 shops that are there. In addition the van will be very close to a bus stop and therefore exacerbate safety issues for people who wish to cross the road as it will obscure the view.

3. I've resided in this area for many years and think that your response that antisocial behaviour is just to do with alcohol is a gross assumption. In fact antisocial gatherings happen quite often without alcohol being involved. Hanging around together in groups however does exacerbate this type of behaviour and the presence of a kebab van will be an excuse for people to hang about and possibly cause a nuisance. I cannot see that whether you tolerate antisocial behaviour or not, that you will not be able to intervene and prevent it no matter what you say.

4. The four outlets that exist in the area all sell food and a kebab van is NOT needed to add to the offer. The outlets that exist by their nature encourage people to eat at home or inside the pub. I do not believe this will be true of a kebab van. I cannot see that your presence will not harm the other businesses as you state.

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6. *The possible harassment of people using the ATM remains and you will have little if any influence over this threat to people's feeling of being safe*

7. *You say your business will be restricted to early evening hours, but the application is from 4-11pm. This is NOT early evening! Noise will possibly just not be from your generator either, but could come from noisy customers.*

8. *The free parking available copes with people visiting the shops, pub, community hall users and those stopping to use the recycling facilities. It is often very busy and I doubt people using your kebab van would use it anyway. People tend to try and park as near as possible to their destination and that brings us back to road safety issues and also the proximity of the bus stop.*

8. *As I have originally stated, I doubt very strongly that food waste will be collected by midnight and therefore the attraction of rodents is still a concern. This is one of the reasons why food vans are not allowed to operate along the A 34 (not residential).*

9. *Your system for odours disperse where? Into the surrounding area...? I can't see how odours can be totally eliminated. This remains a huge concern.*

10. *What additional measures exactly would/ could be taken to avoid disturbing residents? I think this is not feasible.*

11. *As already stated, rowdiness is not always due to alcohol (although could come from the pub);. 11pm is very late for a residential area; you state it isn't, I wholeheartedly disagree. You haven't established a customer base yet, so how can you tell how your customers might behave. You wouldn't have the authority to do anything to stop any antisocial rowdiness anyway. Calling the police is unrealistic and a waste of resources anyway.*

12. *The groups of people frequenting your van would scare people, not you; you totally miss the point.*

You can ensure that you can eliminate this possibility, not by installing cctv or by changing your hours. The only sure way here is not to operate here in the first place.

Kind Regards,

Sian Parsons
Licensing Technical Officer
Cherwell District Council

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