

Public Document Pack

LICENSING SUB COMMITTEE

14TH MAY 2012 AT 2.00 PM

REVIEW – BOJANGLES, PUDSEY

SUPPLEMENTARY DOCUMENTS SUBMITTED BY THE APPLICANT FOR THE
REVIEW

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Agenda Item 6

To the licensing panel

4/5/2012

Evidence to be submitted

Dear Sirs

Please find enclosed documents which I will be referring too at the hearing

I will also be commenting on the evidence bundle which I have received from licensing

I would ask that a facility is available for showing the recordings of my CCTV

Yours Faithfully



Mr Keith Sutherland

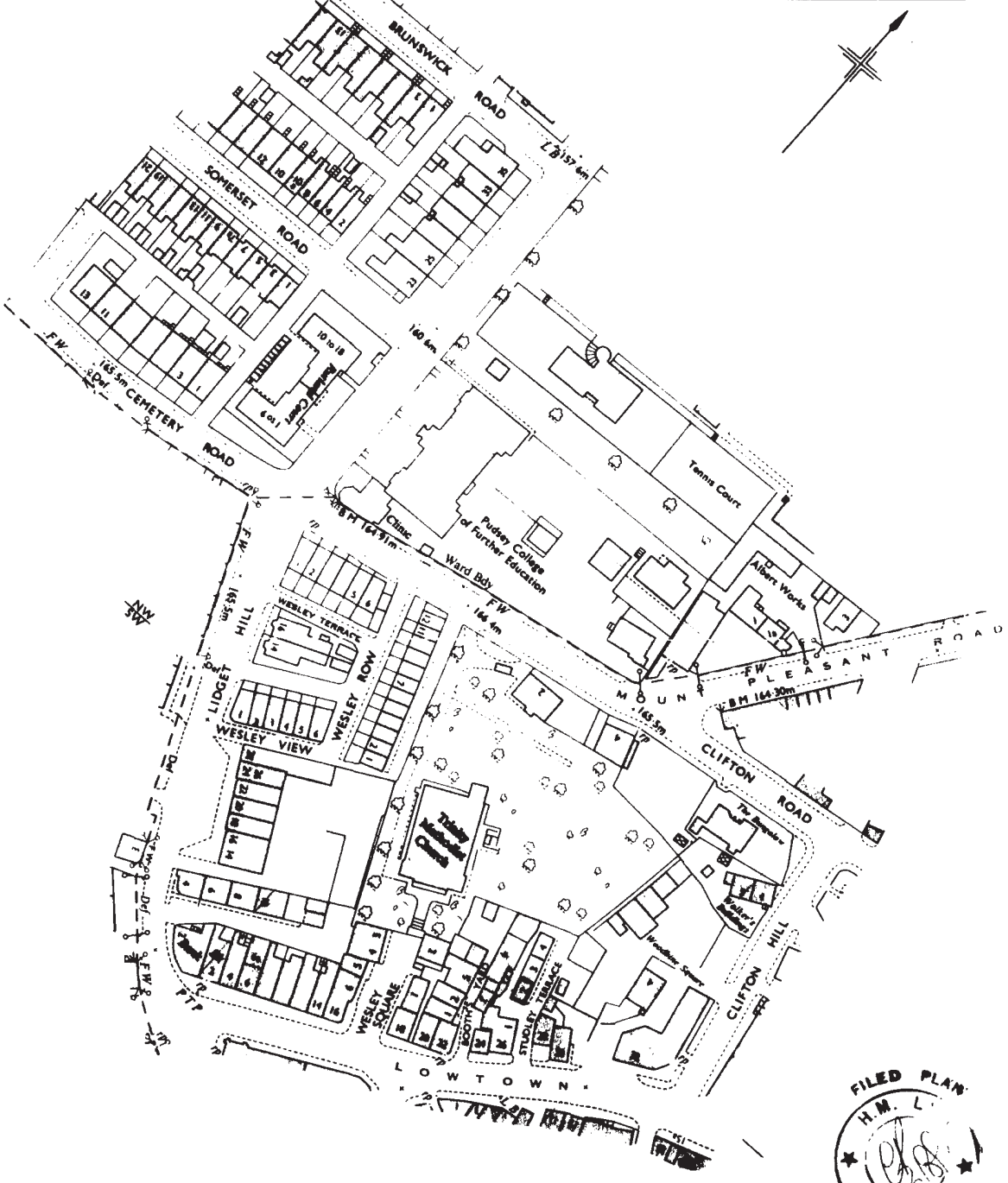
26 Lowtown

Pudsey

Leeds

LS28 7 AA

H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 437784	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST YORKSHIRE		SE 2233
Scale: 1/1250	LEEDS DISTRICT		© Crown copyright 1971



title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

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This title is dealt with by the Nottingham (West) District Land Registry.

Parties Notice of Intention

Licensing Act 2003



Application No: PREM/00599/006

Name of Applicant/premises: Mr Anthony Moore / Bojangles
Date of Hearing:

I am:

The applicant/licence holder

A responsible authority

An interested party

Name: KEITH SUTHERLAND

Address: 26 LOWTOWN
RUDSEY.

I will be attending the hearing

I will not be attending the hearing

I will be represented at the hearing by:

MYSELF

NB if you complete this section all further correspondence will be sent to your representative

Note to interested parties

If you say that you will not be attending the hearing the committee will make it's decision based upon your written representation.

If you wish to withdraw your representation please tick here

or

If you consider that a hearing can be dispensed with please tick here

Please give details as to why you think a hearing can be dispensed with.
(e.g. because you have reached agreement with the other party on conditions)

WITNESSES

Please set out below the name of any person you wish to appear at the Hearing (other than your representative) and give brief details of what you want the witness to tell the Committee. You will only be allowed to call the witness if the Committee gives permission.

Name	Evidence to be given

DOCUMENTS

Please list below and attach any documents (other than your application or written objections) that you wish the Committee to consider and indicate whether copies have already been sent to the other parties.

Document	Copy sent
DOCUMENTS CONTAINED IN BUNDLE OF EVIDENCE.	

Please return this form to:

Entertainment Licensing Section
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Fax: 0113 224 3885

Email: entertainment.licensing@leeds.gov.uk

Wood, Jane

From: Patterson, Bob [bob.patterson@westyorkshire.pnn.police.uk]
Sent: 19 April 2012 17:11
To: Entertainment Licensing
Cc: Cawkwell, Richard; robert.fullilove@westyorkshire.pnn.police.uk
Subject: BOJANGLES REVIEW APPLICATION

To whom it may concern,
West Yorkshire Police recently received an application for the review of a premises licence, from a Mr. Keith Sutherland being an "interested party" and in relation to premises known as Bojangles, which are situated at 28-30 Lowtown Pudsey Leeds LS28 7AA, The premises licence holder is a Mr. Anthony Moore.
Being accepted by the licensing authority in the first instance, the on-going review process, now allows West Yorkshire Police as a "responsible authority" to make relevant representations about the review application, based on the 4 licensing objectives fundamental to Licensing Act 2003.

West Yorkshire Police CANNOT find good reason to make such representations about this review application.

Notwithstanding this however, the Neighbourhood Policing Team Inspector for the area, is keen for the sub-committee who will preside at the hearing over this review application, whenever that might take place, to be made fully aware of the stance of the local police over some of the allegations made in Mr. Sutherland's review application, which hopefully will assist the sub-committee in making a fully informed decision on the day.
To this end, I would ask that the email from Inspector Richard Cawkwell, copied below in blue italics, is attached to the bundle of papers about the review, for the benefit of the sub-committee.

Copy of email from Inspector Cawkwell:

Bob - as discussed yesterday. I think its only right in the interests of fairness that I give my views in respect of the application for review made by Mr Sutherland.

For completeness I tasked our CATO to produce for me a research package for this premise in relation to the past 12 months (from 01/04/11 to 19/04/12).

When looking at the 8 recorded crimes on this report there is clearly one incident which stands out that is crime ref 13120033441 and 13120033555, which occurred on the same night 20th January 2012. This was where a male and female had been drinking in the pub and the male was ejected by a door man for urinating outside the premises. There was an allegation by the two parties that the member of door staff concerned had driven into them causing them minor injury. This suspect was interviewed by the police, the matter was denied and there was insufficient evidence to prosecute the man.

There are 10 recorded calls for the location also which range in their nature.

In the grand scheme of things I don't consider Bojangles to be a problem location for the Police in terms of crime and disorder. Being realistic the crimes concerned are not excessive for a 12 month period. The lions share of crime appears to be domestic related / involve people who are known to each other. There are no reported issues of recovered controlled drugs.

I am not aware of any information which would suggest that controlled drugs are a major issue at these premises. I am not aware that Mr Sutherland has ever shared his concerns over potential criminal conduct with the Police, certainly I have no record of this.

I hope this assists.

*Inspector Richard Cawkwell
West Outer Neighbourhood Policing Team
Covering the ward areas of;
Pudsey, Calverley and Farsley, Wortley and Farnley
Pudsey Police Station
Dawson's Corner
Leeds*

Telephone 01132414847 (Extn 58047)
Mobile 07872 678360
e mail - richard.cawkwell@westyorkshire.pnn.police.uk
I hope this is to your satisfaction.

Regards.

Mr. Bob Patterson
Leeds District Licensing Officer
Millgarth Police Station
Millgarth Street
Leeds
LS2 7HX
Tel: 0113-2414023 (24023)
Fax: 0113-2413123 (24123)
Email: bob.patterson@westyorkshire.pnn.police.co.uk

REPORT MINOR CRIME ONLINE: Report a West Yorkshire crime online, request a callback or report lost property, all via our website <http://www.westyorkshire.police.uk/>

This email carries a disclaimer, a copy of which may be read at <http://www.westyorkshire.police.uk/emailDisclaimer.asp>



Leeds
CITY COUNCIL

Planning Services

Leonardo Building
2 Rossington Street
Leeds LS2 8HD

DELEGATION REPORT

REPORT OF THE CHIEF PLANNING OFFICER

WARD: Pudsey

Application: 12/00560/FU

Address: 28 - 30 Lowtown
Pudsey
LS28 7AA

Applicant: Mr A Moore

Proposal: Removal of condition 1 of application 10/05760/FU, to allow permanent opening hours to ground floor bar

RECOMMENDATION:

Approve subject to the following condition(s):-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The operating hours of the first floor shall be restricted to 0800 hours to 2330 hours Monday to Thursday inclusive, 1200 hours to 2330 hours on Sundays and 0800 hours to 01.30 hours on Friday night/Saturday morning and Saturday night/Sunday morning, with the last patrons vacating the premises by this time.

In the interests of amenity.

- 3) The combined noise from any external plant in use (including air handling units) shall not exceed a rating level (as defined in BS 4142:1997 - Rating of industrial noise affecting industrial premises in a mixed residential / industrial area) equivalent to 5dB below the background noise level when such plant is not operating, as measured at the nearest noise sensitive premises.

In the interests of residential amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5 (UDPR)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

For information:-

This recommendation relates to the following Approved Plans

Plan Type	Plan Reference	Version	Received
Site Location Plan/Red Line/OS Plan	100020449		07.02.2012

Proposal:

The proposal is for the removal of condition 1 of application 10/05760/FU to allow permanently the opening hours to the ground floor bar previously approved for a one year period.

Condition 1 of Planning Application 10/05760/FU granted consent for a temporary 12 month period only to allow the bar to open until 01:30 hours, to allow a monitoring period. This

consent has expired. The premises only benefits from planning consent to open until 23.30 hours at present.

Site and Surroundings:

The application relates to an existing wine bar located on Lowtown in Pudsey. The site is located towards the north-eastern corner of Pudsey town centre. It lies within the Conservation Area and is designated as a secondary shopping frontage under Policy S2 of the UDP. Bojangles wine bar is housed in an older-style, irregularly shaped two-storey stone building with pitched roof, and was extensively refurbished in 2007. These works included the removal of internal partitioning and the addition of a new slate roof to replace two stone slate roofs that were in poor condition.

The premises are surrounded by a variety of uses. To the east there is a fish and chip cafe, which closes at 10pm. A number of independent shops, hot food takeaways and a private members' club are situated within the vicinity of the premises. There is car parking to the rear of the building, allocated to the fish and chip cafe and not for use by patrons of these premises. The timber shopfront is relatively modern and was repainted white under the 2007 refurbishment. To the west is a row of residential terraced properties.

The area of car parking and grass to the rear of the premises is within the curtilage of the fish and chip cafe. Planning history shows this to date from the clearance of the site in the late 1970s and subsequent use of the frontage buildings for car and motorcycle repair / showrooms before conversion to food use in 1984. Nearby residential premises are limited to a row of houses and a first-floor flat on adjacent Studley Terrace. The flat has a door to the eastern elevation (accessed via a steel staircase) and windows overlooking Lowtown. The three 'blind back-to-back' houses are situated to the rear of the licensed premises, set back from the highway and main entrance to the bar. There are also several flats opposite the premises, to the upper stories of retail buildings on Lowtown.

This is a busy and congested thoroughfare during the day, forming part of the main route through Pudsey town centre. It is not designated as primary shopping frontage and this is reflected in the wide variety of non-retail operators occupying surrounding premises. Due to the location in the S2 town centre, there are a number of public car parks in the vicinity, and regular bus services run along Lowtown and the nearby market square / bus station.

Relevant Planning History:

- 11/05150/FU First floor rear extension to form 2 bedroom flat to bar/ restaurant – Approved 31.1.12
- 10/05760/FU and 10/05761/FU - variation of condition 3 25/137/05/FU opening hours – Approved temporary 12 month consent on 17.2.11 to open until 01.30. This temporary consent has now expired.
- 07/07615/FU and 07/07616/FU – variation of condition 3 25/137/05/FU opening hours – Approved temporary 12 month consent on 1.2.08 to open until 01.30

- 07/01025/FU – new pitched roof, 2 new first floor windows and 1 new ground floor window to front, 2 new doorways to side and formation of external smoking area (approved 12th April 2007)
- 06/01354/FU – Amendment to condition 3 of application 25/137/05/FU (hours of opening) (refused 17th May 2006; decision upheld at appeal 31st January 2007)
- 25/137/05/FU – Change of use of first floor flat to form enlarged wine bar (Approved) condition imposed to open until 23.30 hours.
- 25/375/05/SI – Retrospective application for 1 externally illuminated sign to bar (Approved)
- 25/373/04/FU – Alterations including new shopfront, 28-30 Lowtown (Approved)

Statutory Consultations:

None were made due to the nature of the application.

Non Statutory Consultations:

Environmental Health – no objections, one noise complaint was received during the 12 month monitoring period in October 2011 but this was not substantiated.

Highways - no objections

Public/Local Response:

The application was publicised by a site notice which was posted adjacent to the site on 24th February 2012, and an advert was placed in the local press on 24th February 2012. To date one objection, has been received to the application. This objection has been supported by a dvd containing CCTV footage, filmed from 26 Lowtown of patrons using the access way to the side of the application premises for various anti social activities. The points raised in this objection are highlighted below.

- Patrons take drugs outside the premises
- Patrons urinate on Studley Terrace
- Patrons are loud, shout and fight
- The type of anti-social behaviour which occurs as a result of these premises is unacceptable outside a residential property.

The supplied CCTV footage does provide evidence for these activities having occurred.

All three ward Members were informed by e-mail of this application on 14.3.12. Councillors Jarosz and Coulson replied stating they had no objection to the proposal, with Councillor Coulson stating the premise was one of the better run bars in Pudsey.

Planning Policies:

PPG1: Sustainable Development

Unitary Development Plan –

Policy GP5: refers to development proposals should seek to avoid loss of amenity.

MAIN ISSUES

- Amenity Considerations

APPRAISAL

Amenity Considerations

The sole determining issue in considering this application is concerned with the impact on the amenity of the locality and nearby residents.

The site does lie in an allocated commercial town centre, which is characterised by a mix of differing uses. The nearest residential properties are located on Studley Terrace which lies to the west of the site. The objector lives above the commercial premises at 26 Lowtown, which lie adjacent to the application site, across Studley Terrace. This property has a side external staircase onto Studley Terrace.

The CCTV footage supplied by the occupier of 26 Lowtown does show patrons leaving Bojangles and using Studley Terrace to urinate and engage in other activities. The use of the premises however is not subject of this application, and is not considered refusing this application which seeks to extend weekend opening hours until 1am with a 30 minute vacating period hour would stop these activities from occurring as they could occur any time after opening but particularly after darkness falls.

The site does lie within an allocated town centre which is characterised by commercial uses, including other A4 uses which are open into the late evening. The site does not lie in a residential area. It is not considered reasonable to refuse this application in an attempt to remedy illegal activities occurring such as public urination or drug taking. This is considered something which could be controlled through better management by the operators of Bojangles, and by the Police. To this end a copy of the CCTV evidence has been supplied to licensing.

The previous temporary consent which granted consent for the premises to open until 01.30am on Saturday and Sundays mornings only, was granted to allow a monitoring period, to see if this resulted in any amenity issues on nearby residents. Environmental Health has confirmed that only one complaint was received within this 12 month period. This complaint was received by the same person who has objected to this application. It is not considered that opening an A4 use within an allocated town centre to 01.30am on Friday and Saturday nights is untypical.

Physically, the host property only has openings located on the front elevation, and as such these residential properties, including the objector, face onto the side western elevation of the host property which is blank. The host property has an enclosed smoking area which is located to front of the property at the eastern side, away from Studley Terrace. It is therefore, considered that it is unlikely that smoking patrons leave the premises and go and smoke on Studley Terrace, when there is a designated part sheltered smoking area. The location of this smoking area helps reduce the noise and disturbance on the occupiers of Studley Terrace.

Conclusion

Although sympathetic to the objector, on balance it is not considered that the application could be refused on planning grounds, due to the sites location in a town centre and the other nearby A4 uses. Other legislation could be enforced to combat any antisocial behaviour occurring outside the premises.

Wood, Jane

From: Coulson, Cllr Mick
Sent: 19 April 2012 19:17
To: Entertainment Licensing
Subject: boogangles pudsey

I have known this establishment since it first opened ,,It has never been a problem to the area in fact is known as one of Pudsey better run bars ..becaures of mischief making by persons unknown ,I recently called a meeting of all council deptments licencing ,enviromentl envocment ,police to try and find out what the problems were ,,the out come of this meeting was that no department had any complaints against boogangles ,, I have sent e mails confirming this meeting to boogangles solicitor ,,

Cllr mick coulson Pudsey ward my fellow cllrs agree with me sending this e mail ..

The 2012 Olympics. Volunteer. Get involved. Line the streets.
www.leedsgold.co.uk



FAD: COUNSELLOR Mr Coulson

Pudsey One Stop Centre
Pudsey Town Hall
Robin Lane
Pudsey
LS28 7BL

Receipt

Received from Name MR LUTHERLAND

Address 26 LOWTOWN
Pudsey
W 28 7 AA

Date 4/5/2012

Received by N. Hall - CJO


Cross out whichever does not apply
~~Housing Benefit claim form~~
~~Review form~~
~~Proof of income~~
Proof of rent
~~Housing tenancy application~~
~~Student council tax exemption cert~~

Other (please say what)

Letters + DVD

COUNSELLOR

COULSON

Office stamp		Customer Services Pudsey One Stop Centre LS28 7BL
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COUNCILLOR M. COULSON
PUDSEY WARD

Thursday, 03 May 2012

MR KEITH SUTHERLAND LLB
26 LOWTOWN
PUDSEY
LEEDS
LS28 7AA
TEL: 075520 7770687

Dear Councillor Coulson,

I have received a copy of your e-mail sent on behalf of your friend Mr Moore at "Bojangles" and given the substantial effort made on your part to protect Pudsey residents from the nuisance at the Black Bull public house, I can only conclude that your view of "Bojangles" is either biased or misinformed.

To assist you I have provided you with C.C.T.V footage of either Mr. Moore's customers or doormen,

1. Urinating outside my dining room window.
2. Urinating and taking drugs outside my bedroom window.
3. My wife being racially abused for politely asking a customer to stop urinating in front of our 12yrs old niece while she saw her into a taxi.
4. Fighting in our street.

I would like to pose these questions to you councillor, after having viewed the footage,

- Would you be happy to see this sort of behaviour outside your window?
- Do you consider that all or any of your constituents should have to put up with this?

I know nothing of your family circumstances councillor, but I sincerely hope that neither your family, nor indeed any family on your ward, will have to go through what our niece was subjected to by the urinating drunk you should now have seen on the C.C.T.V coverage.

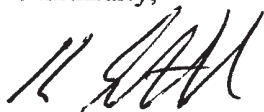
Your e-mail refers to a meeting you called with various council departments at which you state that, "the outcome of the meeting was that no department had any complaints about Bojangles". I don't understand this councillor because as a matter of public record, after Mr Moore ignored warnings about opening in breach of permitted hours in 2010 and 2011, **Planning Enforcement** issued a stop order which he also breached. In November 2011 Mr. Moore was warned about opening in breach of permitted licensing hours by the **Licensing Department**. Both these incidents are material to the review as they are indicative of Mr. Moore's attitude to the law.

I trust that you do not condone breaching your own council's laws and regulations and I hope that you will now correct your contribution to the review. It may well be that the Licensing Department and Planning Enforcement failed to inform you of these issues and it may be necessary to seek advice on referring this to the ombudsman. However, I don't understand why, having gone to the trouble of calling such a meeting, you failed to consult a single local resident on the problems caused by the late opening of this bar. Perhaps you should read the letter enclosed by Mrs. Howe. **Mr. Moore is not your only constituent Councillor!!**

You would be quite welcome to visit my home and experience a typical "Bojangles" last half-hour on a Friday or Saturday night or you could visit Mrs. Howe's shop "The Ironing Room" on a Saturday or Sunday morning as she clears away the rubbish and swills the vomit from the doorway and parking area. Come and

I hope that after viewing the C.C.T.V, checking with licensing and planning enforcement and perhaps even consulting with local residents you will feel able to make a quite different contribution to the review.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'K. Sutherland', written in a cursive style.

Keith Sutherland LLB.

Enclosed

1. copy of C.C.T.V tape
2. copy of letter from Mrs. Howe
3. copy of letter from Licensing
4. copy of letter from Planning

LEEDS CITY COUNCIL
ENTERTAINMENTS AND LICENSING SECTION

SANDRA HOWE
THE IRONING ROOM
25 LOWTOWN
PUDSEY
LS28 7AA

14/04/2012

RE: LICENCE REVIEW AT "BOJANGLES" LOWTOWN, PUDSEY

Dear Sir or Madam:

I would very much like to contribute to this process in the hope that you will be able to help stop "Bojangles" from ruining my business and working environment.

My laundry premises are directly next door to "Bojangles" and every Friday and Saturday night when I go home the parking area and pavement are clean but every Saturday and Sunday morning when I come to work I have to sweep the pavement of god knows what, pick up broken glass, small packets which I believe have contained drugs and used condoms.

I pay substantial business rates but it is I not the council or the owners of "Bojangles" who has to pick up the rubbish and detritus. As it is only seems to be weekends when I have these problems, I must conclude it is the late night entertainment that is attracting these horrible people who are taking the drugs and making the mess.

I have even seen C.C.T.V showing their customers, and doormen I might add, urinating in the street and I can tell you that in summer it smells disgustingly, and on many occasions I have had to swill away vomit etc to make my car-parking area fit for my customers to visit. Quite frankly as a cleaning business this is an extremely undesirable environment to which to try to attract new customers.

I believe firmly that a business has a right to make a living but that they also have a responsibility not to harm their neighbours, please stop them.

Yours respectfully





Mr K Sutherland
26A Lowtown
Pudsey
Leeds
LS28 7AA

**Planning & Development
Services**

The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Contact: Miss Pinder
Tel: 0113 247 8063
Minicom: 0113 247 4305
Fax: 0113 247 8230
sarah.pinder@leeds.gov.uk

Our reference: E/10/01303/NCP3

Date: 6th January 2011

Dear Mr Sutherland

About: Compliance Check: Opening hours
Site at: Bojangles, 28-30 Lowtown, Pudsey, Leeds, LS28 7AA

Thank you for your letter dated 15th December 2010.

After careful consideration of this matter, the decision has been taken that it is not considered to be expedient for the Council to seek an injunction in relation to non-compliance with the agreed opening hours of the premises.

The Council considers that the probability of actually obtaining an injunction from the courts would be unlikely due to a number of reasons. Firstly, the initial stages of enforcement action are currently being pursued by the Council i.e. a breach of condition notice has been served. There are also other powers in the form of formal enforcement action, which are available to us if they are deemed to be necessary following the service of the breach of condition notice. Guidance advises that these powers should be considered and pursued before an injunction should be sought. Furthermore, an injunction is normally used in cases where more serious breaches of planning control have taken place.

We have also considered the fact that previous planning permissions have been granted for the use of the premises until 0130 hours and new planning applications have recently been submitted in relation to the opening hours of the premises, which seek to regularise the current breach of planning control. I have explained the details of the planning applications that have been submitted overleaf.

In relation to the current enforcement action being taken. As you are aware a Breach of Condition Notice has been served. It does appear however, that the owner of the premises has not fully complied with the notice. We are continuing to follow through the formal enforcement action processes we have to go through by following up the breach of condition notice via prosecution. Therefore, we are currently monitoring activity at the premises in order to gather enough evidence to bring the case to prosecution for non-compliance with

the breach of condition notice. I intend to make a visit to the premises this coming weekend. Once sufficient evidence is gathered I will commence with drafting prosecution instructions to be passed to our legal department. You will be of course informed of any further developments in relation to this matter in due course.

As mentioned overleaf, I can confirm that planning applications were submitted on 24th December 2010 in relation to the opening hours of the ground and first floors of the premises. The details of the applications are as follows:

- Planning application ref: 10/05760/FU. Retrospective application for variation of condition 3 of planning approval 25/137/05/FU to allow extended opening hours to first floor bar.
- Planning application ref: 10/05761/FU. Retrospective application for variation of condition 4 of planning approval 25/256/81/FU to allow extended opening hours to ground floor bar.

For your information, both applications are proposing the following opening hours:

- Monday and Tuesday 09.00 – 23.00
- Wednesday and Thursday 09.00 – 00.00
- Friday 09.00 – 02.00
- Saturday 09.00 – 01.30
- Sunday 12.00 – 00.00

You can make representations on the above mentioned applications if you wish to do so. You can submit comments on the proposals by writing to the above address, quoting the planning application reference numbers and marking it for the attention of Mr Ian Cyhanko who is the Planning Officer dealing with the applications. You can also use the Public Access Module on www.leeds.gov.uk to submit your comments. Any representations you make will be available for public inspection, though your initial complaint, which is linked to an enforcement investigation, will remain confidential.

I understand that the latest date for representations to be made on the applications is 10th February 2011 and the target determination date for the applications is 18th February 2011. I will advise you when a decision has been made on the applications.

I hope this explains the situation. However, if you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely



Miss Pinder
Compliance Officer



Leeds
CITY COUNCIL

Licensing & Registration

Civic Hall
Leeds LS1 1UR

Our Ref: A80/SJL/LIC/ GE/001587

Your Ref:

Contact: Samantha Longfellow

Tel: 0113 2474095

Fax: 0113 2243885

Email: samantha.longfellow@leeds.gov.uk

Date: 11th November 2011

Private & Confidential

Mr K Sutherland
26 Lowtown
Pudsey
Leeds
LS28 7AA

Dear Mr Sutherland

Premises: Bojangles, 28-30 Lowtown, Pudsey LS28 7AA.

I acknowledge receipt of your complaint regarding the above mentioned premises.

I have discussed the issues mentioned in the complaint to the premises licence holder. He has agreed to cease all licensable activities before 12.00hrs until such a time the appropriate authorisation is in place by way of a Temporary Event Notice (TEN) or by way of a variation.

Entertainment Licensing Enforcement Officers will continue to monitor the premises.

Should you wish to discuss this matter further or require any further information, please do not hesitate to contact me.

Yours sincerely

Miss Samantha Longfellow
Senior Liaison & Enforcement Officer
Entertainment Licensing





The Ironing Room

• Iron Only • Wash Dry & Iron • Wash & Dry • Dry Cleaning • Collection • Delivery •

Sandra Howe

The Ironing Room

25 Lowtown

Pudsey

Leeds

LS28 7AA

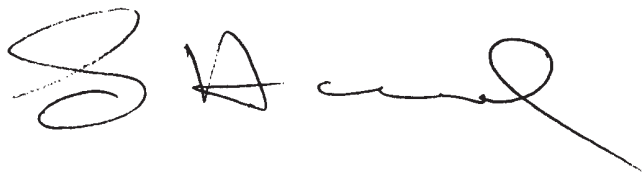
4/5/2012

Dear Mr Sutherland

I am disappointed by the response of The Planning Department, and I will be asking the council rating department for a rate reduction.

I feel I must point out to you unless you are able to secure, some help for me, via the licensing review procedure, I feel I should be able to get a rent reduction, in view of what I am having to put up with.

Kind regards



Sandra Howe

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