

# Public Document Pack

**LICENSING SUB COMMITTEE**

**MONDAY 16<sup>TH</sup> JULY 2012**

**AGENDA ITEM 6 TIPPLETREAT, COLLINGHAM**

**SUPPLEMENTARY DOCUMENT SUBMITTED BY THE APPLICANT**

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# Agenda Item 6

**From:** john@miltonshaw.co.uk [mailto:john@miltonshaw.co.uk]  
**Sent:** 09 July 2012 20:49  
**To:** Entertainment Licensing  
**Cc:** Massey, Bridget  
**Subject:** FW: Ref: Prem/03200/001 - LA2003 - Tippetreat Ltd. 26 Brookside, Collingham, Wetherby. LS22 5AN

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**From:** john@miltonshaw.co.uk [mailto:john@miltonshaw.co.uk]  
**Sent:** 26 June 2012 23:02  
**To:** 'entertainment.licensing@leeds.gov.uk'  
**Subject:** FW: Ref: Prem/03200/001 - LA2003 - Tippetreat Ltd. 26 Brookside, Collingham, Wetherby. LS22 5AN

Dear Mr Mudhar,

Thank you for taking the time to talk to me today about the above application and your representation that you have forwarded to us.

I understand your concerns about the potential noise nuisance from the premises and would like to offer up the following conditions to give some assurances that there will be very limited disturbance to local residence from this small home business operation;

- 1) Deliveries and collections will be between 9am and 5pm Monday to Friday only.
- 2) There will be a maximum of 4 deliveries per week.

As I am sure you can appreciate, this operation is a small business starting off at a residential address, which it is hoped will one day 'fly the nest' to a proper business unit. The premises operator will not be creating any more nuisance than any normal home business, for example the thousands of home businesses across the county that sell goods via internet channels such as ebay and amazon etc. It is also not anticipated that the occasional arrival of a delivery van will be any more disturbing to the locality than the normal amount of delivery vans that visit every residential street, every day, across the rest of the country. If it were not for that fact that this business is seeking permission to sell fine wines and champagnes as a small part of the overall product offering - via mail order - it would probably never come to the attention of the Environmental Protection Team at Leeds City Council.

This is a small specialist mail order gift service - customers are not able to visit and shop or collect goods. Its impact will be minimal. We do not agree with your statement that the 'proposed licensable activity will generate noise nuisance complaints' - there is no evidence to suggest that this will be the case and we hope that the additional conditions offered up will further negate the need for you to maintain your objection to this application.

As far as planning consent is concerned, we would be happy to speak to the planning officer about any permissions that may be required and to make the necessary applications to ensure that the planning regulations are met. The planning authority is a responsible authority in its own right and I am sure that if they had wished to make a representation then they would have already done so. It is more likely that they will deal with it under their own primary legislation, and if it is a concern of the Licensing Authority then applications will be made to regularise the planning consent for the premises prior to any hearing.

Please can you come back to me as soon as possible if you are happy with our proposed conditions or if you would like to see any extra conditions placed onto the licence to promote the licensing objective of prevention of public nuisance?

Please can you also pass on my details to the Planning Officer so that we may open up negotiations regarding any consents that they may be requiring?

We will be contacting the Licensing Authority to discuss any other representations that may have been received and to negotiate additional conditions directly with the complainants as necessary; however, we are keen to settle your concerns as a matter of urgency and to move forward with this very modest application.

Kind Regards,

John Newcombe  
Senior Partner

For and on behalf of  
Milton & Shaw Associates Ltd.

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