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LICENSING SUB COMMITTEE

MONDAY 20TH AUGUST 2012

AGENDA ITEM 7 OUTLAWS YACHT CLUB – SUPPLEMENTARY
DOCUMENTS SUPPLIED ON BEHALF OF THE APPLICANT

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Mike Bird
Environmental Protection Team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds
LS9 0NP

Our ref PW/KB/GIL1-1-4/780

Your ref

06 August 2012

Dear Mr Bird

Outlaws Yacht Club, 38 New York Street, Leeds, LS2 7DY

We act on behalf of Mr Joseph Gill, Outlaws Yacht Club, 38 New York Street, Leeds, LS2 7DY.

In response to your letter dated 12 July 2012, please see below conditions that our client is willing to agree to add to the operating schedule, to promote the licensing objectives and deal with your concerns in relation to public nuisance.

Background

Outlaws Yacht Club is an exciting new addition to Leeds. A cafe bar and cultural hub in an area of the city centre earmarked for redevelopment. It will provide a range of cultural events, and a relaxed atmosphere for the patrons of the cafe, and also that of the adjoining award winning hair salon 'Rebel Pin Up.'

It will focus on locally sourced food, coffees & teas, have a premium drinks pricing policy, no 'happy hour' drinks promotions, waiting service, and laid back background music. With a 23.00hrs closing time, the premises will be a positive contribution to that area and for Leeds, and indeed will promote the licensing objectives.

Accordingly, in order to promote the licensing objectives, the operator would adopt the following conditions:

1. Noise and Vibration

Licensable activities shall be conducted and the facilities for licensed activities shall be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.

Noise from a Licensable activity at the premises will not be audible at the nearest noise sensitive premises which are the first floor flats above the premise.

Volume levels will be kept within those specified in the sound report and measured by the DPS.

Speakers will be isolated from the building structure to prevent vibrations.

Bottles will not be placed in any receptacle between 11pm and 7am

Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.

2. Transport / Pedestrian Movement

Clear and legible notices will be displayed at exits requesting patrons to leave the premises quietly having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour

The DPS and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

We will work with an established taxi firm and members of staff will call taxis if requested, and those taxi firms will be asked to provide a ring back service rather than sound their horns when collecting fares.

The DPS shall ensure that litter arising from people using the premises is cleared away regularly.

3. The Prevention of crime and disorder

A suitable CCTV system will be operation on the premises at all times when licensable activities are being carried out.

CCTV footage will be made secure and retained for a minimum period of 31 days.

The need for SIA registered door supervisors shall be risk assessed by the DPS and employed at such times and in such numbers as that risk assessment deems it appropriate.

The DPS will ensure that an incident report register is maintained at the premises to record incidents of anti-social behaviour, refusals, and ejections.

No alcoholic drinks shall not be removed from the premises

The premises will become member of the local pub watch scheme

The premises will not offer 'happy hour' style drinks promotions

The premises will use waiter/ waitress service

The DPS will generally be on premises and while not another personal license holder will be available

4. Smoking Policy

Clear and legible notices will be displayed at exits requesting patrons to smoke away from the entrance to the flats. It will be the responsibility of the DPS and any door supervisors to enforce this policy and remind patrons of their public responsibilities where necessary. An ashtray will be provided and it is the duty of the DPS to ensure the floor remains clean from rubbish.

We should be obliged if you would acknowledge receipt of this letter. If you require any further information, please contact Christopher Rees-Gay at this office.

Yours sincerely

Christopher Rees-Gay
Solicitor
Woods Whur LLP

Enc

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Subject: 38 New York Street
From: Joe Gill (joe_gill@yahoo.com)
To: msmtb@leeds.ac.uk;
Date: Wednesday, 1 August 2012, 20:34

Hi Matthew,

Good to meet you this afternoon. As we discussed I've copied below the information we sent to Leeds City Council. I hope this information and our conversation today alleviate your concerns about our plans and your objection to them. We want to be a positive addition to the area and if there is anything else you want to ask about please feel free to contact me via this e-mail address or on my mobile no. 07796328800.

Kind Regards,

Joe

O.Y.C is an exciting addition to Leeds. A cafe bar and cultural hub in an area of the city centre earmarked for redevelopment. Providing a range of cultural events, and a relaxed atmosphere for the patrons of the cafe, and also that of the adjoining award winning hair salon 'Rebel Pin Up.' With a focus on locally sourced food, coffees & teas, premium drinks pricing policy, no 'happy hour' drinks promotions, waiting service, cultural events, laid back background music, and 11pm close we believe that the premises will be a positive contribution to that area and for Leeds. The premises seeks to employ 4-5 people initially. The Premises will also raise funds for 'M.A.P' a local Leeds charity providing alternative education for young people in North Leeds. www.musicandartsproduction.org

We are proposing a family friendly continental cafe bar focusing on quality coffees, loose teas and premium priced alcoholic drinks. We are going to offer speciality sandwiches, salads, and mezze made from fresh locally sourced ingredients. We are also going to offer Charcuterie and cheeses, alongside cakes and other products from the region's top artisan producers. We will also host pop ups featuring regional food and drink experiences

The Premises will also be home to a cross-cultural arts programme featuring exhibitions and events with a focus on contemporary art, style, design, architecture, literature and philosophy curated by Jane Bhooyroo. Jane has acted as sculpture curator for the Arts Council Collection at Longside, Yorkshire Sculpture Park and is co-director of contemporary Arts Agency Kaavous-Bhooyroo. She has experience as the visual arts relationship manager for Arts Council England East region from 2004 – 2010, a director at Anthony Reynolds Gallery, London (2000-2004) and has a Masters in Modern British Art from the Courtauld Institute.

O.Y.C will commission and showcase new work by innovative and critically engaged artists and writers based in Leeds, and will also bring the best emerging and established creative talent to Leeds. At its heart will be a commitment to the local community and it will become a unique centre for knowledge and skills exchange with an alternative spirit.

The regular programme of free and ticketed events will include:
Art Exhibitions and supporting events including in conversation discussions with artists and curators
Readings by leading authors and poets
Creative writing sessions
Live Art events
Fashion forums

Audience: The programme will embrace a broad high quality arts programme that will attract a local, regional and national audience. The idea behind this cultural hub will have a particular appeal to creative individuals inspired to engage in discussions, need a space to think, work and have the opportunity to get involved with arts activity that will run during the day and into the evening.
Targeted marketing will be through local press, advertising and social media networks.

O.Y.C will aim to build partnerships with leading arts organisations across Leeds to develop a programme of activities and share audiences, eg:

Leeds Art Gallery

The Henry Moore Institute

PSL (Project Space Leeds)

Pavilion

Leeds College of Art

Leeds Contemporary Art Society

Local literary and music festivals

Leeds Salon, Café Philosophy

Local reading groups / Book fairs