

Public Document Pack

SUPPLEMENTARY INFORMATION

AGENDA ITEM 6 - CAFÉ/BAR 68 OTLEY ROAD, GUISELEY, LEEDS LS20 8AH

1. Application for a Premises Licence to be granted
2. Examples of decibel-level sound
3. Parties notice of intention 28th November
4. Parties notice of intention 28th November Part 2
5. Plan including fire exits
6. Signage decision notice
7. Signage Plans

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**Application for a Premises Licence to be granted
(licensing Act 2003)**

**Premises: The Tap and Growler, 68, Otley Road, Guiseley, Leeds.
LS20 8AH.**

Application Number: PREM/04072/001

Licensing Sub-committee hearing – 28th November 2017.

Provision of additional information. (applicant)

Introduction.

These notes have been prepared to provide additional information intended to assist the committee make their decision on granting a premises licence at the said address above and to give reassurance that the applicant has fully addressed the concerns of the objections and concerns of residents close the property.

The Tap and Growler. (Business model)

The idea around Tap and Growler is to bring something different to the town of Guiseley, of the three closest pubs/bars to the premises I would suggest all three are food led who serve mainstream commercial beers.

The business model for the Tap and Growler is not a pub or a bar but a family run `bier café` where good coffee and cakes are served along side quality cask and world Craft beers in both draught and bottle/can format to give the customer an abundance of choice.

It is intended to install a Growler system, this a system where you can bottle a draught product to take away and enjoy in the comfort of your own home as it stays fresh for up to three weeks after dispensing.

Noise and Nuisance

To protect the neighbours from unwanted sounds a soundproof system will be installed on the ceiling of the property as advised by environmental health and a low suspended ceiling will be installed to give extra protection. A minimum of 60 decibel protection will be installed by professional sound proofing company. (please see examples of decibel-sound chart) If successful, this will be the first job of the refit to protect the residents from noise as much as possible.

There will be only low background music for atmospheric reasons only. The premises will not be having live bands or disco nights.

Deliveries will only be between the hours of 9am 5pm.

The expected cliental for the business would be those who have an interest in cask and craft ales or simply someone who wanted to enjoy a specialist coffee. By the nature of the business it would attract the mature person who by age and responsibility would have no impact accessing, enjoying and departing the premises.

To help detour any unwanted noise at any time both staff and clear notices asking patrons to leave the premises quickly and quietly in the respect and consideration to our neighbours will be easily visible.

No outdoor speakers.

No bottles will be recycled after 7pm.

Smoking

A canopy will be installed at the front of the premises to help block any noise from smokers to any residents living above. At this point I would like to point out that the premises are on the busiest road in Guiseley and would expect the traffic noise and shoppers at Morrisons to drown out the noise from smokers. (Still waiting on planning)

Car parking concerns

Although it is expected most patrons would walk to the premises Guiseley has a train station and the premises is located on the main road through Guiseley where busses operate frequently.

There are three large public car parks in walking distance to the premises, Station car park, Ings Crescent, and Springfield road. Morrisons is directly opposite the premises which has 480 spaces and gives two hours free parking.

Existing Anti-social behaviour

As a new business in Guiseley we would pro-actively work with our neighbours, businesses and the police to help prevent anti-social behaviour.

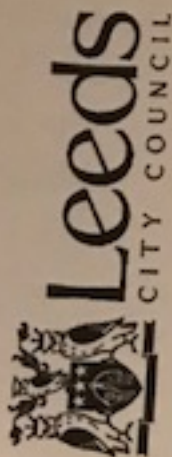
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Noise source	Decibel Level	Decibel Effect
Jet take-off (at 25 meters) Recommended product: Outdoor Noise Barriers	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at take-off power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure.
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage in 8-hour exposure.
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8-hour exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in bar/restaurant, office, background music, Air conditioning unit at 100 feet.	60	Half as loud as 70 dB. Fairly quiet.
Quiet suburb, conversation at home. Large electrical transformers at 100 feet.	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.

Noise source	Decibel Level	Decibel Effect
Quiet rural area.	30	One-sixteenth as loud as 70 dB. Very Quiet.
Whisper, rustling leaves	20	
Breathing	10	Barely audible

Parties Notice of Intention

Licensing Act 2003



Application No: PREM/04072/001

Name of Applicant/premises: Mr Gareth Abraham / Cafe/Bar
Date of Hearing: 14 November 2017

I am:

- ☒ The applicant/licence holder
- ☐ A responsible authority
- ☐ An interested party

Name:

Mr Gareth Abraham

Address:

16 Back Lane,
Thornton, Bradford, Bd13 3QT

I will be attending the hearing

I will not be attending the hearing

I will be represented at the hearing by:

Mr Les Hall

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

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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

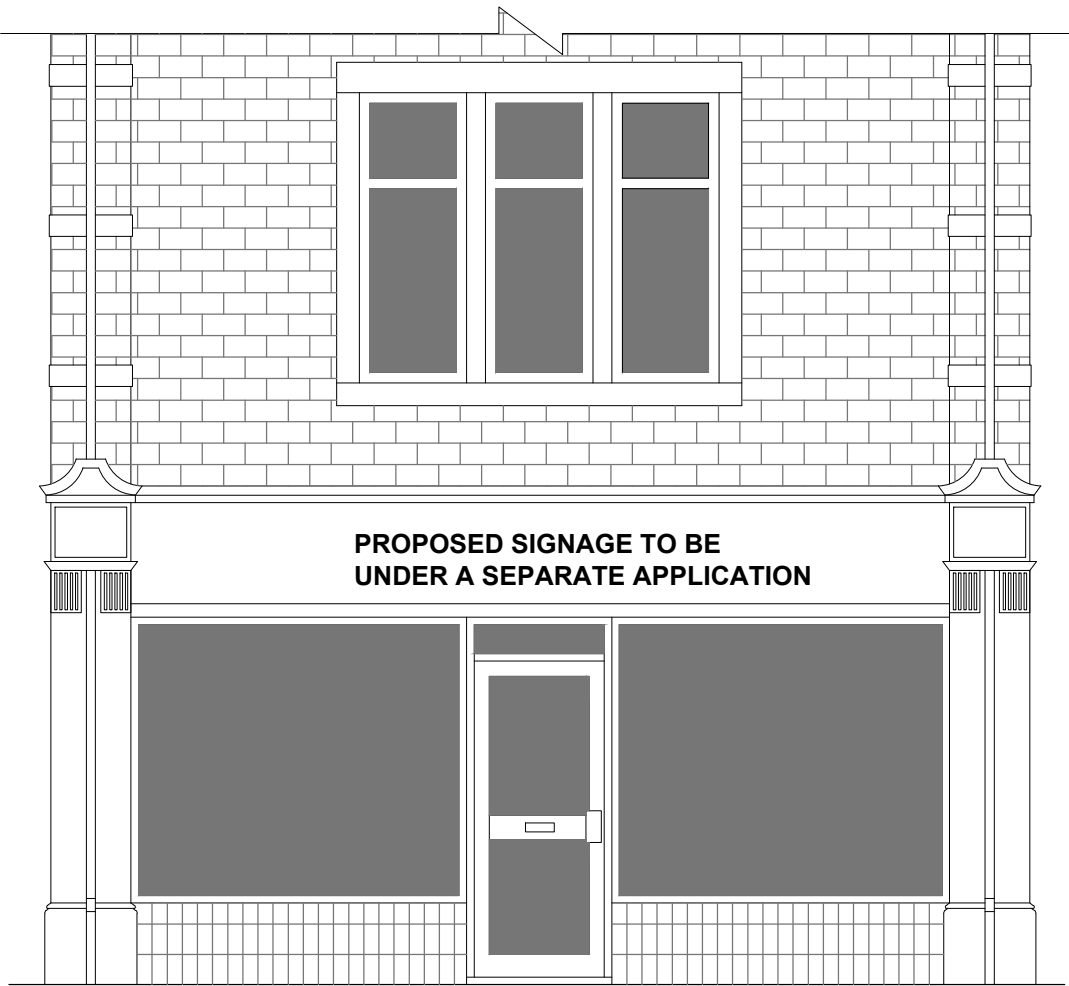
Please list below and attach any documents (other than your application or written objections) that you wish the Committee to consider and indicate whether copies have already been sent to the other parties.

Document	Copy sent
Floor Plan Additional Information sheet Signage plans (approved by planning) Examples of decibel levels for sound proofing.	

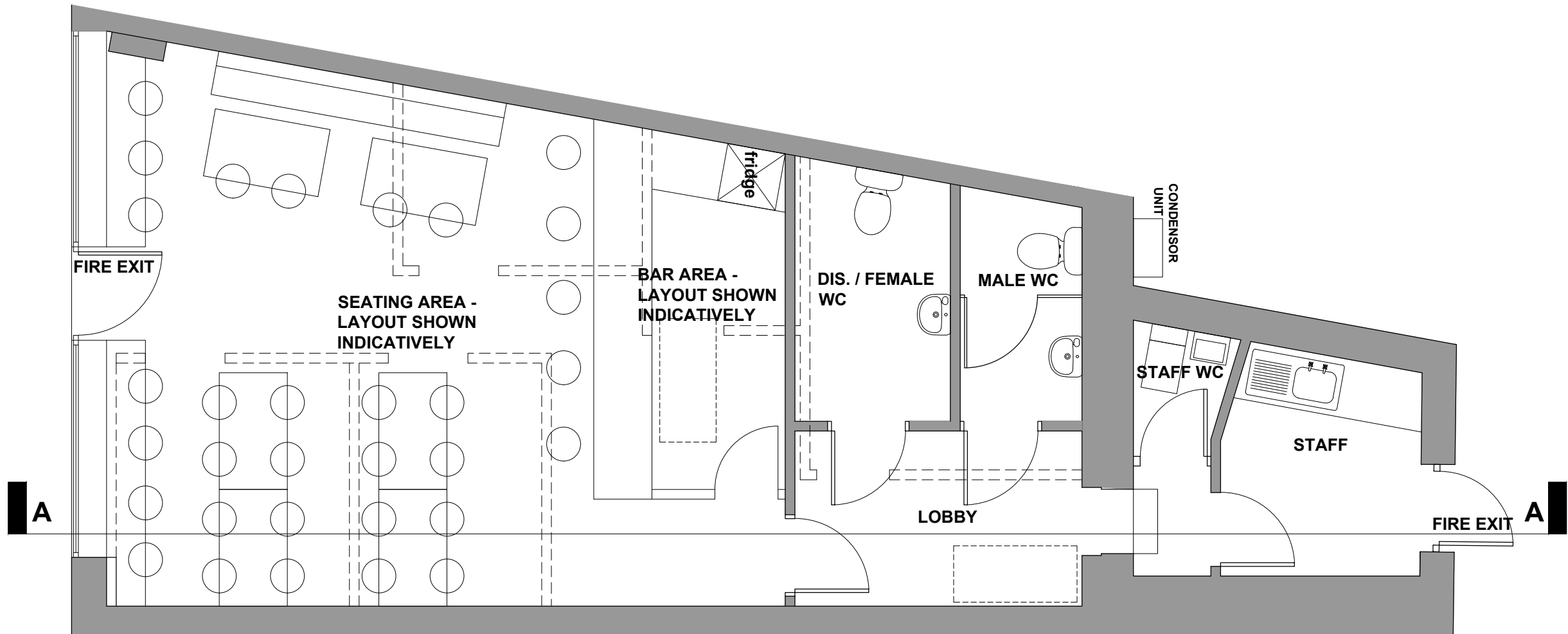
Please return this form to:

Entertainment Licensing
Leeds City Council
Civic Hall
Leeds

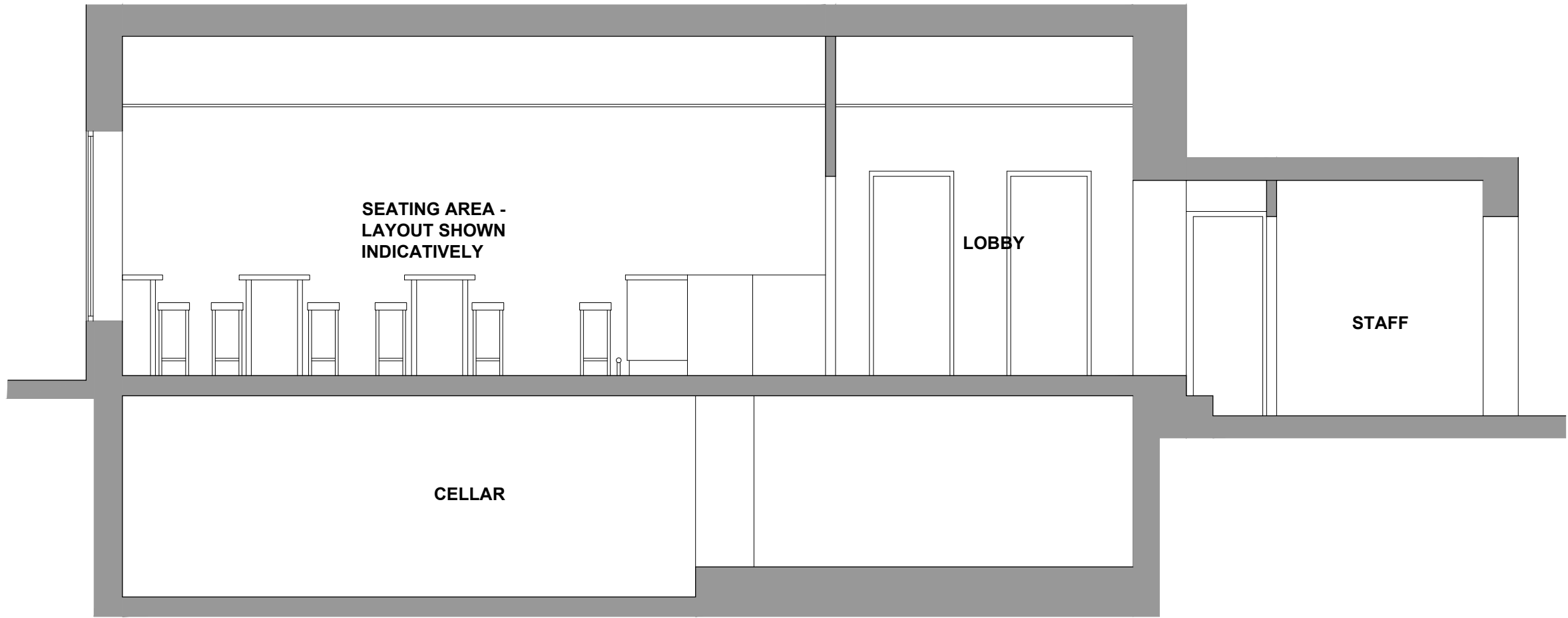
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FRONT ELEVATION



GROUND FLOOR PLAN



SECTION A-A

PLAN, ELEVATION AND SECTION AS PROPOSED	PROPOSED CHANGE OF USE AT	
	68 OTLEY ROAD	
	GUISELEY, LEEDS	
	FOR MR & MRS ABRAHAM	
	scale- 1:50	date- JUNE 2017
	drawing no. - abr - 002	rev -

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Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) (England) Regulations 2007
(as amended)

Consent Granted to Display Advertisements

Applicant:	Mr & Mrs Abraham	Application Number:	17/06353/ADV
Address	16 Back Lane Thornton Bradford BD13 3QT	Date Accepted:	27 September 2017
		Date of Decision:	7 November 2017

Proposed Development At: 68 Otley Road Guiseley Leeds LS20 8AH

Proposal: Two non-illuminated signs

Advertisement consent granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-

- 1) This consent shall be restricted to a period of five years from the date of the Consent.

In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

Plans Schedule - as referred to in Condition No. 2 above:-

Plan Type	Plan Reference	Received
Site Location Plan/Red Line/OS Plan	ABR-001	27.09.2017
Details of signage	ABR-003	27.09.2017

Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) (England) Regulations 2007
(as amended)

Consent Granted to Display Advertisements

For information:-

- 1) In accordance with the provisions of Schedule 2 to the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (or any Regulation revoking and re-enacting those Regulations with or without modification) the following standard conditions are applied to all advertisement consents:
 1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- 2) The applicant is advised to contact Highways (0113 2244407) regarding the need to obtain a s177 license to over-sail the highway.

Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) (England) Regulations 2007
(as amended)

Consent Granted to Display Advertisements

Important information

Standard Conditions - Notwithstanding the power of the City Council (as Local Planning Authority) to impose additional conditions upon the grant of consent under the Regulations, the following standard conditions apply to all adverts.

1. Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (Civil or Military).

This decision notice only relates to the grant of advertisement consent. You may need other approvals, consents or licenses for the development eg listed building consent. This consent is granted in strict accordance with the approved plans. It should be noted however that:

- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new application.

This advertisement consent is granted subject to conditions. Please read the conditions carefully and make sure that you understand what is required to comply with them. It is the responsibility of the owner(s) and the person(s) implementing the development to ensure that the approved plans and these conditions are complied with throughout the development and beyond. Failure to comply with any of the conditions may result in enforcement action.

At any time within a period of six months before the expiry of this consent, application may be made for its renewal. Every grant of express consent will operate for a period of five years from the date of granting of consent unless a condition specifies otherwise.

Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) (England) Regulations 2007
(as amended)

Consent Granted to Display Advertisements

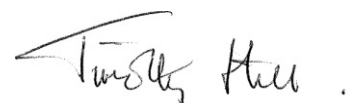
Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to grant consent for the advertisements subject to conditions, then you can appeal to the Secretary of State.

If you want to appeal, you must do so within **eight weeks** of the date of this notice, unless a valid Enforcement Notice exists for the same or substantially the same development. In this case the period for appeal is **28 days** from the date of this notice. You should use a form which you can obtain from www.gov.uk/government/organisations/planning-inspectorate or by email from enquiries@pins.gsi.gov.uk or by phoning 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

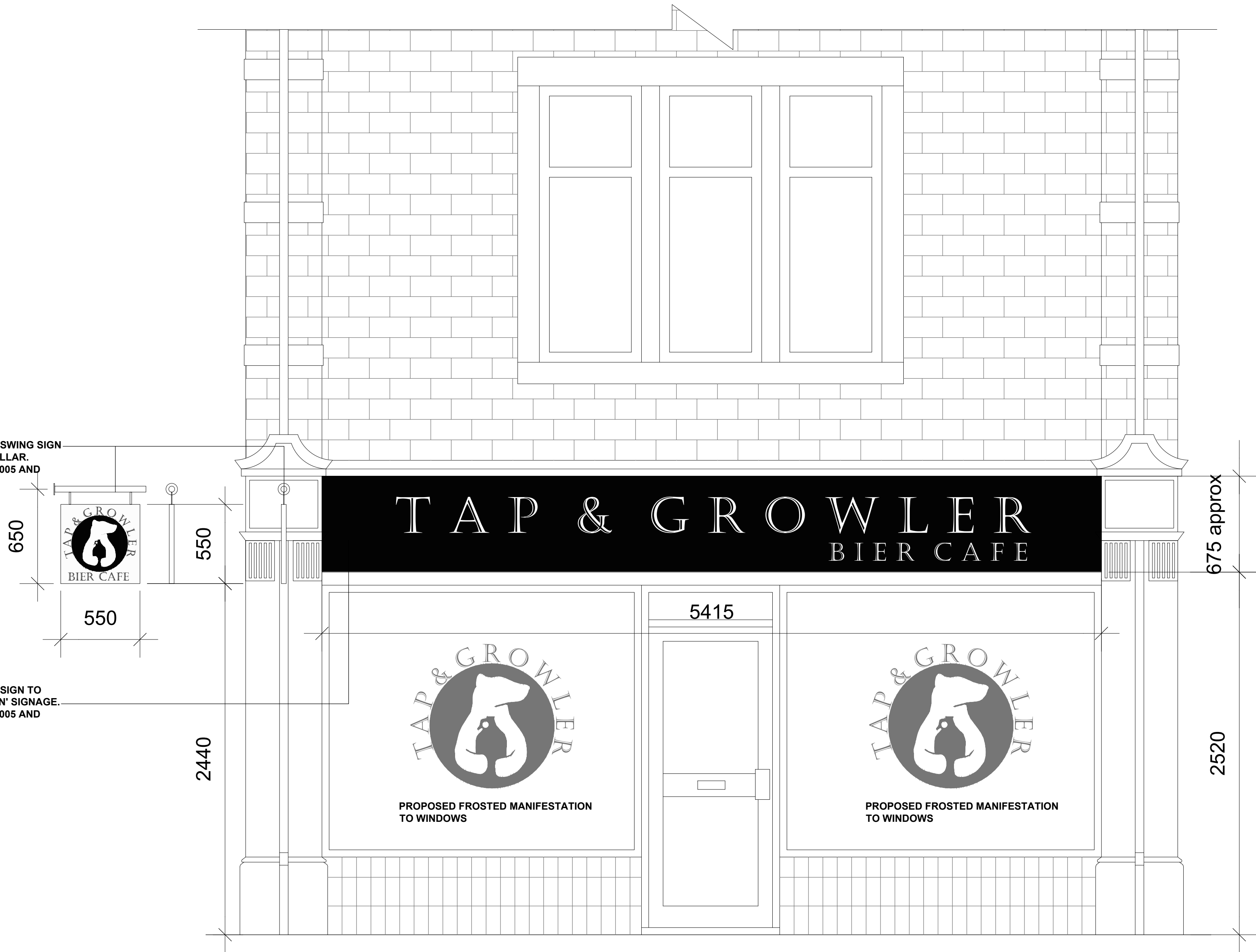
You must send one copy of the completed form to planning.appeals@leeds.gov.uk or Appeals Administration, Planning Services, Leeds City Council, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD as well as to the Planning Inspectorate at the address on the form.



Tim Hill
Chief Planning Officer

PROPOSED PAINTED TIMBER SWING SIGN
PROJECTING FROM STONE PILLAR.
COLOUR TO BE BLACK RAL 9005 AND
WHITE RAL 9010.

PROPOSED PAINTED TIMBER SIGN TO
REPLACE EXISTING 'UNI X SUN' SIGNAGE.
COLOUR TO BE BLACK RAL 9005 AND
WHITE RAL 9010.



FRONT ELEVATION AS PROPOSED	PROPOSED NEW SIGNAGE AT	
	68 OTLEY ROAD	
	GUISELEY, LEEDS	
	FOR MR & MRS ABRAHAM	
	scale- 1:20	date- SEPT 2017
	drawing no. - abr - 003	rev -

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