

## Licensing Sub-Committee

Tuesday, 15th March, 2016

**PRESENT:** Councillor C Townsley in the Chair

Councillors M Harland and G Hyde

**164 Election of the Chair**

**RESOLVED** – Councillor Townsley was elected Chair of the meeting

**165 Appeals Against Refusal of Inspection of Documents**

No appeals against the refusal of inspection of documents were made.

**166 Exempt Information - Possible Exclusion of the Press and Public**

No exempt information was contained in the agenda.

**167 Late Items**

No formal late items of business were added to the agenda. Members were however in receipt of the following additional documents which had been despatched prior to the meeting:

- Revised report referencing additional appendix E showing issued premises licences and club certificates within the LS6 postcode area
- Skeleton argument submitted on behalf of the applicant
- A copy of the “Thyme” beverage list

**168 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests.

**169 Application for the grant of a premises licence for Premier Inn Arndale House, Otley Road (at Its Junction With Alma Road), Headingley, Leeds, LS6 2UE**

The Licensing Sub-Committee considered an application for the grant of a premises licence made by Whitbread Group PLC for the “Premier Inn”, Arndale House, at the junction of Otley Road and Alma Road, Headingley, Leeds LS6 2UE which was situated in an area covered by a Cumulative Impact Policy (CIP).

The Responsible Authorities had not made representations to the application; however three members of the public had made submissions, necessitating the hearing. Present at the hearing were:

Mr J Gaunt – the applicant’s legal representative  
Mr M Aubrey – Whitbread Group Plc property group  
Mr R Darling – Whitbread Group Plc – Leeds West Operator  
Mr M Cook – local resident

The Sub Committee noted that, on receipt of the submissions from the members of the public, the applicant had offered to amend the hours proposed for the sale of alcohol to non-residents to 12:30 until 23:30 hours.

Mr Gaunt presented the case on behalf of the applicant and began by providing an outline of the applicants’ management experience of some 700 similar hotels nationwide.

Mr Gaunt stated the principle use of the premises was intended as a 96 bed hotel, with food and alcohol as ancillary to hotel use. The restaurant area had a capacity of 80 covers and would provide breakfast for hotel residents and serve as a meeting place for hotel residents and their bona fide guests. This area was located on the first floor and could only be accessed via reception. Mr Gaunt provided assurance that the applicant did not intend to operate the restaurant as a bar. He stated that the combination of the difficulty of access for non-residents; the waiter service only and the alcohol on offer would not be attractive to non-residents.

Mr Gaunt then addressed the representations received from local residents which he précised as being residential amenity concerns. He noted that the closest residents would in fact be hotel residents – whose comfort was the applicants' main concern as the Premier Inn brand was known to offer a money back guarantee to that effect. Mr Gaunt stated that the applicant was an experienced operator, who was sensitive to residents' concerns and the fact that the applicant had proposed to amend the hours of operation supported this.

In conclusion, Mr Gaunt addressed the CIP; the relevant guidance and the location of the premises within the Cumulative Impact Area. He drew Members attention to the fact that no representations had been received from the Responsible Authorities and suggested that the comments made by local residents were based on their concerns over what might happen if the application was granted, rather than on current evidence. He also highlighted the measures proposed in the operating schedule to address the four licensing objectives and addressed paragraph 7.31 of the CIP, specifically the types of premises the CIP was intended to consider, and suggested that this hotel premises with ancillary restaurant would not add to the cumulative impact in the area.

Mr M Cook, local resident and Secretary of the Headingley Network then addressed the sub-committee. Mr Cook explained that his submission had been made on behalf of the Network and represented the views of the Networks' 200 members.

Mr Cook noted that assurances had been provided over the future good management of the premises, but expressed concern that this would be one further licensed premise in the locality and even with good management; the premises would not detract from the overall cumulative impact effect.

Mr Cook addressed the points made in the skeleton argument provided by Mr Gaunt prior to the hearing. He highlighted the fact that with 80 covers, this restaurant facility would have more covers than the "Arcadia" licensed premises next door. Mr Cook concluded by highlighting his concern that this additional licensed premises would add to the problems of anti-social behaviour, late night noise, littering and congregating of large groups close to the roadside already experienced in the locality. Additionally, he stated that the CIP took into account all licensed premises in the locality and that he was

not convinced that non-residents would not patronise the bar element of the hotel.

The Licensing Sub Committee carefully considered the application taking into account the representations received and the verbal submissions made at the hearing. Members also had regard to the Guidance and the Cumulative Impact Policy relevant to this locality; and the fact that the applicant had amended the application. They also noted that no representations had been submitted by the Responsible Authorities.

**RESOLVED** – To grant the application as amended by the applicant.

To clarify:

Sale of alcohol	every day 10:00 until 23:30
Provision of late night refreshment	everyday 23:00 until 00:30

The premises shall remain open to permit the sale of alcohol to hotel residents 24 hours a day.

Non-standard timings – On New Year’s Eve from the end of permitted hours on New Year’s Eve to the start of permitted hours on the following day.