



J D Wetherspoon
Wetherspoon House
Reeds Crescent
Watford
WD24 4QL

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: Mr Scott Higgins
Tel: 0113 395 1162
Fax:

Our reference: PREM/03490/003
13 October 2014

Dear Sir/Madam

Licensing Act 2003

Name of Premises: JD Wetherspoon Plc

Address: 117-117A Queen Street, Morley, Leeds, LS27 8HE

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important aim of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

You could meet this aim by agreeing to certain measures within your operating schedule that we suggest are reasonable and relevant to your application. The suggested measures are contained in part 1 of the enclosed document.

If you agree with the measures then please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence.

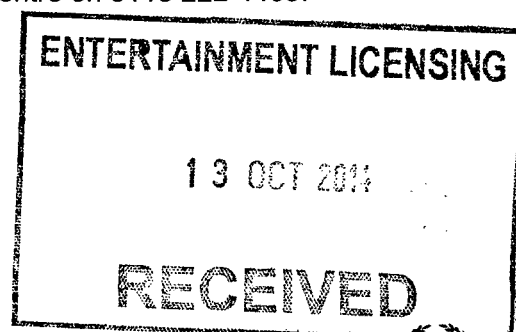
If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible. If you have any questions or wish to discuss this matter further please do not hesitate to contact us.

If the opening hours you propose under this application are different to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services by phoning the Development Enquiry Centre on 0113 222 4409.

Yours faithfully

Mr Scott Higgins
Senior Environmental Health Officer

Encs



PART 1

To be completed by the responsible authority

**Leeds City Council's Environmental Action Service
Proposed Controlled Measures under the Licensing Act 2003**

**Name of Premises: JD Wetherspoon Plc
Address: 117-117A Queen Street, Morley, Leeds, LS27 8HE**

The application premises is located on Queen Street within the centre of Morley. Although an area with a number of existing commercial and licenses premises, there are also a number of noise sensitive residential premises in close proximity of the site.

The application includes the provision of three external seating areas with approximately 20 seats on the ground floor at the front of the premises on Queen Street, 12 seats on the ground floor at the rear of the premises on Queens Place, and a 56 seat first floor external seating area.

Although the application does not include the provision of regulated entertainment such as live or recorded music, we have strong concerns with regard the potential level of noise generated by patrons using these external areas effecting adjacent and nearby noise sensitive residential premises, particularly late in the evening and at night. The application premises are located directly adjacent seven noise sensitive residential flats at 117 Queen Street. At the front of the site on the opposite side of Queen Street are several more noise sensitive residential premises, in particular two flats at 96A and 96B Queen Street 14m away; four flats at 100 to 102 Queen Street approximately 36m away; and 3 flats at 104 Queen Street approximately 21m away. At the rear of the application site are two further noise sensitive residential premises approximately 14m from the rear of the premises at Ashville Cottages.

It is the Environmental Protections Team's experience to receive complaints of noise relating licensed premises located near noise sensitive residential premises. This includes noise from patrons using external areas from the late evening onwards.

Having considered the application under the Licensing Act 2003, given the proposed number, size, location and potential hours of use of the external seating areas and the potential for noise complaints, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance

Noise and Vibration

1. The PLH/DPS will ensure patrons use all external seating areas in a manner which does not cause disturbance to nearby residents and businesses in the vicinity.
2. Patrons will not use the first floor balcony seating area after 9pm for any reason. Patrons who use the ground floor external seating areas after 9pm will not be allowed to take drinks with them.

Signed: 

Dated: 13.10.14