

ENTERTAINMENTS LICENSING  
 LEGAL SERVICES  
 St GEORGE' S HOUSE  
 40, GREAT GEORGE STREET  
 LEEDS LS1 3DL



**LEEDS**  
 CITY COUNCIL

Councillor TOM LEADLEY  
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BM

Prem/03555/001

LICENSING APPLICATION FROM TESCO STORES Ltd: EXTENSION OF OPENING HOURS, TESCO EXPRESS, ELLAND ROAD, CHURWELL, MORLEY LS27 7TB.

Tesco have made a Planning application (14/05760) to vary conditions attached to permission 09/02973 which restrict opening hours at Tesco Express at the former Golden Fleece site in Elland Road, Churwell. Overall Tesco Express has been a success in Churwell and a good neighbour; even so, it cannot be overlooked that the building is surrounded on three sides by houses, on Little Lane, Back Green and Elland Road; only the road frontage which looks across Elland Road to the small war memorial garden doesn't have a domestic outlook.

Hours of opening set out in current Planning permission 09/02973 are 7am to 11pm Mondays to Saturdays, and 8am to 10pm on Sundays and Bank Holidays. It is proposed that the hours should be extended to allow opening from 6am to 11pm every day, seven days a week. In view of the presence of houses close by, I believe that this is excessive and likely to lead to conflict with neighbours who would object to increased amounts of noise and general activity in the car-park and around the site, so I object to the proposal to seek Licensing approval for the extension of hours. As Chairman of Morley Town Council Planning Committee, I have joined other members in objecting to the Planning application to extend opening hours in the way now described in the matching Licensing application.

Sales of alcohol from 6am seven days a week are unlikely to be regarded as being necessary except by those whose drinking might be problematic, or by people calling in after a late night party or late attendance at a night club. Such customers would be more likely than the average to create noise or disturbance. Even if sales of alcohol weren't permitted during those extra hours of opening, they would be likely to introduce disturbance by general comings and goings of customers and manoeuvring of vehicles in the car-park.

Tesco Express at Churwell should keep its existing opening hours, which seem to work well and strike a fair and proper balance between the convenience of customers and the right of neighbours to enjoy peace and privacy in their own homes.

Yours sincerely,

(Councillor Tom Leadley).

