

Interested Party Representation (Form IPR1)



Section 1 – Licence application details

Please indicate as appropriate :

- I wish to object to the following application:
 I wish to support the following application:

Applicant name (if known): Jon Pell-Harston

Applicant premises name and address: 82 NORTH STREET, LEEDS LS2

Section 2 – Your personal details

NB : If you are acting as a representative, please go to Section 3.

Title Mr Mrs Miss Other _____

Surname

First name(s)

Address (incl postcode):

Please note that a full copy of your representation (including your name and address) will be sent to the applicant and will be a public document at any hearing of this matter.

Please refer to our Guidance Note – GN-M Guidance on making representations for further information and alternative options.

Section 3 – Representative details

If you are representing someone else please complete details below

Name of Representative/
Organisation

Full postal address
(incl postcode)

Please indicate capacity :

- Representative of Residents Association
 Parish Council
 Trade Association
 Ward Councillor
 MP
 Other (please specify) _____

Section 4 – Representation grounds

The representation is relevant to one or more of the following licensing objectives:

Prevention of crime and disorder
Prevention of public nuisance
Protection of children from harm
Public safety

Please tick relevant box(es)

Please select :

I object to the application being granted at all

I object to the application being granted in its current form*

*If you choose this option remember to tell us in the next section what changes you would prefer to see.

The grounds of the representation is based on the following:

- I AM CONCERNED THAT RECORDED AND LIVE MUSIC UNTIL 2AM WILL CAUSE NOISE AND PUBLIC NUISANCE IN A RESIDENTIAL AREA.
- ALSO THERE IS A SERIOUS POTENTIAL FOR ADDITIONAL CRIME & DISORDER, HOW WILL IT BE POLICED WHEN IT IS OUT OF THE MAIN AREA FOR LATE NIGHT VENUES.
- ALSO POTENTIAL INCREASED CRIME & DISORDER BY OUR RESIDENTIAL ENTRANCE ONLY 50-75 FEET AWAY.
- FINALLY THE PREVIOUS TENANTS DISTURBED THE BUILDING EVERY SUNDAY WITH LIVE CHURCH SINGING ON A SUNDAY MORNING, MUSIC ALL DAY AND INTO THE EARLY HOURS WOULD CAUSE A NUISANCE.

You need to complete this box as fully as possible. If you do not the Licensing Authority may not be able to assess the relevance of your representation.

Please attach supporting documents/further pages as necessary – please number all additional pages.

Try to be as specific as possible and give examples, e.g. on 1 February I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises open until 2am this will cause a nuisance to me and other residents of the street.

Signed: [REDACTED]

Date: 26.3.15

Nelson, Matthew

From: Planning.Comments@leeds.gov.uk
Sent: 26 March 2015 13:08
To: Nelson, Matthew
Subject: Comments for Licensing Application PREM/03585/001

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:08 PM on 26 Mar 2015 from [REDACTED]

Application Summary

Address: 82 North Street Sheepscar Leeds LS2 7PN
Proposal: Premises Licence - New Application
Case Officer: Mr Matthew Nelson

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 1:08 PM on 26 Mar 2015 I own a flat in Merchants House which is very close to the property at 82 North Street. I wish to strongly object to the granting of this licence for the hours proposed. The proposal is to close this premises no earlier than 12.00 midnight every day of the week and at 1AM and 2AM on Thursday to Saturday. This time is too late for such a residential area. There are flats within the same property, adjacent and within very close proximity and these opening hours would cause a public nuisance to those residents. I would also object to the performance of live music at all without a proper proposal regarding sound proofing so as not to impact on the flats which are in this building and adjacent.

Nelson, Matthew

From: [REDACTED]
Sent: 02 April 2015 12:14
To: Nelson, Matthew
Subject: FW: 82 North Street

Dear Matthew

**LICENSING ACT 2003 - APPLICATION FOR THE GRANT OF A PREMISES LICENCE
PREMISES: 82 NORTH STREET, SHEEPSCAR, LEEDS, LS2 7PN
PREMISES LICENCE NUMBER: PREM/03585/001**

Thank you for your email of 26 March acknowledging my comments re the above application.

Please see further communication direct with the applicant to be taken in to consideration.

Thank you

[REDACTED]

From: [REDACTED]
Sent: 02 April 2015 12:10
To: 'Jon'
Subject: RE: 82 North Street

Jon

Thank you for taking the time to send through more information and provide some background.

Knowing you are a food led business is encouraging and another dining experience to compliment the Reliance and Hansa's is not a bad thing however 210 covers sounds a lot and raises immediate concerns regarding the parking facilities in the locality. The area around the back of Merchants House is already very congested and Merchants House residents and other neighbours already struggle with parking in the area especially since the opening of the Leeds Direct Arena.

Has this been assessed ?

Also I still have a concern that a food led business requires the late opening hours that have been applied for.

With all the best intentions you cannot prevent all customers from causing a disturbance to local residence once they leave your property and this is far more of a nuisance to local residents between the hours of midnight and 2am in the morning.

Whilst I and other Merchants House residents have concerns about this I am also aware that there at least three residential flats in the same property as where the licence has been applied for. Even if live music is only played at special events there is no guarantee to anyone considering renting one of those flats and they could be immediately put off by a late night licence for live music. The noise impact assessment in relation to these flats and those in close proximity is essential.

However the property at 82 North Street is somewhat neglected and seeing North Leeds Developments improve that property would be welcome but it is not suitable for a late night, live music drinking bar. It is a residential area which is already suffering from increased use of Lovell Park by people going to and from the Arena and have no respect for that park or the residents.

Regards

From: Jon [<mailto:northleedsdevelopments@gmail.com>]

Sent: 31 March 2015 12:58

To: [REDACTED]

Subject: 82 North Street

Good afternoon [REDACTED]

I am writing to you regarding the representation you have put forward concerning the Premises License Application for 82 North Street.

To alleviate some of your concerns about the venue, I would like to tell you a little bit about our business model. First and foremost, we are a food led business. As you may have seen, we have applied for a license to exhibit dance and film as well as live music. This is to give us greater scope when planning one off events however live music is not a part of our day-to-day business model. Our offer is comparable to venues such as Shears Yard and Cross Keys, and we are striving to offer a more relaxed dining experience as opposed to a late night bar.

However, in spite of this, I would like to assure you that we will be undertaking a noise impact assessment due to the proximity of residential properties, as we want to guarantee a smooth integration into the community. It is our utmost priority to ensure that local residents will not be adversely affected by the business.

To put your mind at ease, below are the details of the company we will be using for this assessment, should you require them to gain further details:

Buro Happold Management LTD

2 Brewery Place, Leeds, LS10 1NE

Following representations containing similar concerns from WYP and Environmental Health, I have been working closely with the licensing committee to make amendments to the original application that should aid in easing your concerns further. The amendments are included below.

You may be aware that that due to the representations against our business, we are currently scheduled to go to hearing. If you have any further concerns about our proposed business then please do get in touch, as I would like to resolve them before this time. It is my hope to build an excellent new independent food business in this area that will be nothing but a positive addition. I have attached the menu to help give you an idea about the type of offer we will be implementing.

I look forward to hearing from you

Jon

Measures

- A suitable Closed-Circuit Television (CCTV) system will be operational at the premises at all times when licensable activities are being carried out and at any other times where members of the public are present on the premises.
- The CCTV system will cover all areas of the premises occupied by the public under the terms of the licence, including corridors and stairways (excluding WCs and changing rooms).
- The CCTV system will cover the main entrance/s and exit/s and designated emergency egress routes from the premises.
- The CCTV system will cover all external areas of the premises occupied by the public, i.e. queuing areas, beer gardens, smoking areas and car parks.
- The CCTV system will be of a satisfactory resolution quality which will enable the identification of persons and activities.
- The CCTV system will contain the correct time and date stamp information.
- The CCTV system will have sufficient storage retention capacity for a minimum of 31 days' continuous footage which will be of good quality.
- A designated member / members of staff at the premises will be authorised to access the CCTV footage and be conversant with operating the CCTV system. At the request of an authorised officer of the Licensing Authority or a Responsible Authority (under the Licensing Act 2003) any CCTV footage, as requested, will be downloaded immediately or secured to prevent any

overwriting. The CCTV footage material will be supplied, on request, to an authorised officer of the Licensing Authority or a Responsible Authority.

- The CCTV system replay software must allow an authorised officer of the Licensing Authority or Responsible Authority to search the picture footage effectively and see all the information contained in the picture footage.
- The CCTV system will be adequately maintained and be capable of transporting recorded material onto a removable media.

If and when door staff are used the next 3 conditions will apply:

- The Premises Licence Holder (PLH)/Designated Premises Supervisor (DPS) will ensure that a 'Daily Record Register' is maintained on the premises by the door staff.
- The Daily Record Register will contain consecutively numbered pages, the full name and registration number of each person on duty, the employer of that person and the date and time he/she commenced duty and finished duty (verified by the individual's signature).
- The Daily Record Register will be retained on the premises for a period of twelve months from the date of the last entry.
- Security staff/designated supervisors will be familiar with the premises policy concerning the admission, exclusion and safeguarding of customers whilst in the premises.
- The PLH/DPS will ensure that an Incident Report Register is maintained on the premises to record incidents such as anti-social behaviour, admissions refusals and ejections from the premises.
- The Incident Report Register will contain consecutively numbered pages, the date time and location of the incident, details of the nature of the incident, the names and registration numbers of any door staff involved (if any) or to whom the incident was reported, the names and personal licence numbers (if any) of any other staff involved or to whom the incident was reported, the names and numbers of any police officers attending, the police incident and / or crime number, names and addresses of any witnesses and confirmation of whether there is CCTV footage of the incident.
- The Incident Report Register will be retained on the premises for a period of twelve months from the date of the last entry.
- The Incident Report Register will be produced for inspection immediately on the request of an authorised officer.
- A policy for searching patrons at the entrance to premises will be adopted and prominently displayed on the premises.
- A suitable purpose-made receptacle for the safe retention of illegal substances will be provided and arrangements made for the safe disposal of its contents as agreed with West Yorkshire Police or British Transport Police.
- There will be a communication link via radio to other venues in the city centre. This will be the system recognised by the current Business Crime Reduction Partnership for the city, Leeds City Council and West Yorkshire Police.
- Such communication link will be kept in working order at all times when licensable activities are taking place
- The communication link will be available to the Designated Premises Supervisor or other nominated supervisor and be monitored by that person at all times that licensed activities are being carried out.

- Drinks, open bottles and glasses will not be taken from the premises at any time, except to the designated outside area. Empty bottles and glasses will be collected regularly and promptly. Glass and other sharp objects will be stored and disposed of safely using suitable receptacles. Receptacles will be secured and not accessible to the customers.
- Plastic or toughened polycarbonate (or similar) glasses/bottles will be used when requested by West Yorkshire Police / British Transport Police (e.g. football match days)
- The PLH/DPS will belong to a recognised trade body or Pub Watch Scheme where one exists, whose aims include the promotion of the licensing objectives.
- An agreed number of covers will be maintained at all times the premises are operating.

The number of covers will be Total 210.

- Waiter/waitress service will be in operation throughout the premises in relation to orders for food and/or alcohol during the times of food service.

Environmental Health

Noise and Vibration

- 1 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.
- 2 Noise from licensable activities at the premises will not be audible at the nearest noise sensitive premises.
- 3 There shall be no external loudspeakers
- 4 Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.

- 5 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.

Litter

- 6 The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Transport / Pedestrian Movement

- 7 Clear and legible notices will be displayed at exits, car parks and other circulatory areas 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 designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Nelson, Matthew

From: Planning.Comments@leeds.gov.uk
Sent: 25 March 2015 16:53
To: Nelson, Matthew
Subject: Comments for Licensing Application PREM/03585/001

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:53 PM on 25 Mar 2015 from [REDACTED]

Application Summary

Address: 82 North Street Sheepscar Leeds LS2 7PN

Proposal: Premises Licence - New Application

Case Officer: Mr Matthew Nelson

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 4:53 PM on 25 Mar 2015 I am concerned that allowing a licence until 2am in this residential area will lead to problems with noise from patrons, increased traffic noise on the surrounding back roads and noise from the venue itself. Other licensed premises in this area have a license until 11pm Sun-Thurs and until 12am on Fri and Sat, this helps to keep the area quiet on a night.

Nelson, Matthew

From: Planning.Comments@leeds.gov.uk
Sent: 25 March 2015 16:53
To: Nelson, Matthew
Subject: Comments for Licensing Application PREM/03585/001

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:52 PM on 25 Mar 2015 from [REDACTED]

Application Summary

Address: 82 North Street Sheepscar Leeds LS2 7PN
Proposal: Premises Licence - New Application
Case Officer: Mr Matthew Nelson

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 4:52 PM on 25 Mar 2015 I object to this application for the following reasons: 1. The increased number of people attending the venue will inevitably increase the amount of litter in the area particularly issues such as smashed bottles etc. The amount of litter and discarded bin bags in the area is already creating a challenge for Merchants House residents and affecting the quality of the surrounding environment. 2. There will a great amount of noise generated from this venue particularly music and people arriving and leaving will be heard by the residents of Merchants house late in to the night resulting in disturbed sleep and associated problems. A venue located to the rear of Merchants House had similar affects. 3. Parking in the area is limited and currently Merchants House residents are often unable to find a parking space close to where they live. People attending this venue will put additional pressure on the limited parking options. Thank you.

Nelson, Matthew

From: [REDACTED]
Sent: 25 March 2015 11:54
To: Entertainment Licensing
Subject: North Street, Leeds - Licensing Application

To whom it may concern,

I am writing to you with regards to the application in the window of the building on the corner of North Street, adjacent to Melbourne Street (LS2 7PS). It has come to our attention that an application for a license to entertain has been submitted with the view to hold late night social events with live music etc. As the owner of an established business situated [REDACTED] to the aforementioned, I would like to raise my concerns at the expected level of noise, litter, anti-social behaviour and potential external damage to our building.

In summary, I feel it inappropriate to locate a bar directly next to my business premises and I hope you look upon my opposition to the application in favourable terms.

Thank you,

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[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

Nelson, Matthew

From: [REDACTED]
Sent: 24 March 2015 15:04
To: Entertainment Licensing
Subject: OBJECTION TO LICENSING/ENTERTAINMENT AT 82 North Street LS2 7PN

Dear Sirs,

We wish to object to the above licensing application of these premises, due to the previous problems encountered i.e crime and disorder, public nuisance and damage to vehicles left on our forecourt caused by a similar application of granting of alcohol and music licenses both to the Ashely Business Centre, Lower Brunswick Street, Leeds 2 and the Manson Business Centre, Melbourne Street, Leeds 2

The affect that this has to both tenants and businesses the next day and the knock on effect of crime and unsociable behaviour brought to this quarter, is well documented through police crime logs.

We wait to hear from you.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Nelson, Matthew

From: [REDACTED]
Sent: 24 March 2015 14:40
To: Entertainment Licensing
Subject: OBJECTION TO LICENSING/ENTERTAINMENT AT 82 North Street LS2 7PN

Dear Sirs,

We wish to oppose the licensing of the above premises.

The dividing walls of this property separate residential apartments of St Thomas House, St Thomas Row, Leeds LS2 7PP both bedrooms and living rooms directly back onto these premises.

We are deeply concerned that this will have a detrimental affect to peoples lives and living standards within this apartment block, and also any future lettings.

We think it is totally unreasonable to expect people to accept the noise and nuisance and possible crime and disorder that this would create, as previously encountered from Ashley Business Centre Art Studio, Lower Brunswick Street, Leeds 2

I await your response.

Regards
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]