

From: [REDACTED]
Sent: 23 March 2015 13:09
To: Entertainment Licensing
Subject: Donnisthorpe Hall Objection

Sir,

Donnisthorpe Hall **is an old peoples home.**

The some of the inhabitants have alzheimers.
On the boundary to the hall there are a lot of older people
with similar health issues.
We have experienced Donnisthorpe Hall being open till late in the past.

Public Nuisance.

It is a hall with massive car park to the boundary of a residential area,
no one can give reasonable assurances as to the conduct of visitors.
The application will mean that some will be leaving well after midnight.

Calm and Disorder

This should speak for itself.
We have experienced car door slamming, shouting and engine noises till late, in the
past.

Public Safety

The hall has security cameras and steel fencing.
Unfortunately it is a hall that promotes its Jewish links.
It is said to be the largest old people home in Britain.
The implications are obvious.
It should not be drawing attention to itself at this time.

Kind Regards,

[REDACTED]

Donisthorpe Hall Plc

**Objection To Entertainment License
Application**

From



Date

07/04/2015

Summary

- 1) After living here for 30 years it is my opinion that Donisthorpe Hall PLC is a very bad neighbour.
- 2) They have a too big to fail approach to the community and tax payers.
- 3) At one stroke they intend to double the hall clients with a 180 cover banquet suite.
- 4) The request to supply a conference facility comes on the back of a new 5 year rolling programme for further planned development. There have been forty other.
- 5) There is a very big ongoing problem with refuse.
- 6) They have little wish to engage with the local community.
- 7) Their lack of ability to follow reasonable paperwork systems is shown here.
- 8) There can be no assurances as to sound levels when up to 100 vehicles leave the area after an event.
- 9) This proposal has happened before. A restaurant was approved in the 1990's.
The coming and going till late was unacceptable.

Planning Issue

As Donisthorpe proposes to have 180 residents and up to 180 casual visitors, its use has changed from

A Nursing Home to

A Nursing Home and Banquet Suit.

Please find this snippet from Aberdeen Council

Residential Institutions	Use - (a) for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses); (b) as a hospital or nursing home; or (c) as a residential school, college or training centre.	Planning permission required for change of use to any other class.
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Leeds Planning Please Note

Car Parking

Order Of Magnitude Estimate Of Car Spaces Actually Required			
		Total People	Cars Peak Usage
1	Residents	180	5
2	Full Time Workers (3 shift 7 days)	205	50
3	Part Time Workers	40	10
4	Specialist Contract Staff (Dentists Hairdressers Chiropodists Etc)		5
5	Volunteers (Unpaid)		5
6	Residents Visitors (Peak)		35
7	Synagogue Users		20
8	Visitors Centre Workers at High Moor Close		2
9	Building Workers for Current Work (Hall Exp Over 5 Years)		3
10	Capital Plant Space For Erection Purposes (Hall Exp Over 5 years)		4
11	Building Cabin Office Space (5 year Programme)		4
12	Donisthorpe Buses Kept Permanently Parked		2
Total			145

New Order Of Magnitude Car Parks Required			
		Total People	Car Peak Usage
1	Total Of Available Car Park places		96
2	Estimate of Current Actually Required		145
3	Current Difference Between Actual and Needed		49
4	Add Hall Event With 180 (Covers) Attendees (N I Taxis Buses)	180	90
5	Staff for Hall event	25	10
6	New Total of Car Parks Required		245
7	New Difference In Car Park Spaces Required		149

**Therefore Max Shortfall In Car Parking Space
Equals 149**

**What the application documentation does not address
is the mass exodus of 100 cars at any specific time.**

(Up to midnight.)

Legality

The Human Rights Act, in particular Protocol 1, Article 1.

This states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.

Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

In the case of *Britton v SOS* the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8.

Private and family life therefore encompasses not only the home but also the surroundings.

This applies to local residents and care home users.

Waste removal case 2-764894453

This Case was raised in desperation on Friday 27th after a couple of years irritation of not getting anywhere.

Discussions with [REDACTED] Failed

Enclosed are e-mails with [REDACTED] of Leeds City Health and Safety Department.

E-mail 5th October

[REDACTED]
Please find a photograph taken at 12.00h on Sunday morning.
Any verification of this suggested allegation can be substantiated by both myself and [REDACTED] of [REDACTED] Tel 2697686.

[REDACTED] Will testify that:

- 1) this is a regular week end occurrence and
- 2) she has had rats in her roof.

We have had experience of its Donisthorpes **colourful explanations and poor performance on other occasions.**

You may wish to verify this comment with Mr [REDACTED] of Leeds City Planning.

As you can see your visit has had little effect.

Donisthorpe has made itself unavailable from my approaches by either phone or e-mail.

Please feel free to contact me at any time.

Kind Regards,

[REDACTED]

13th October 2014

[REDACTED]

The bins were overflowing again this weekend.

Regards,

[REDACTED]



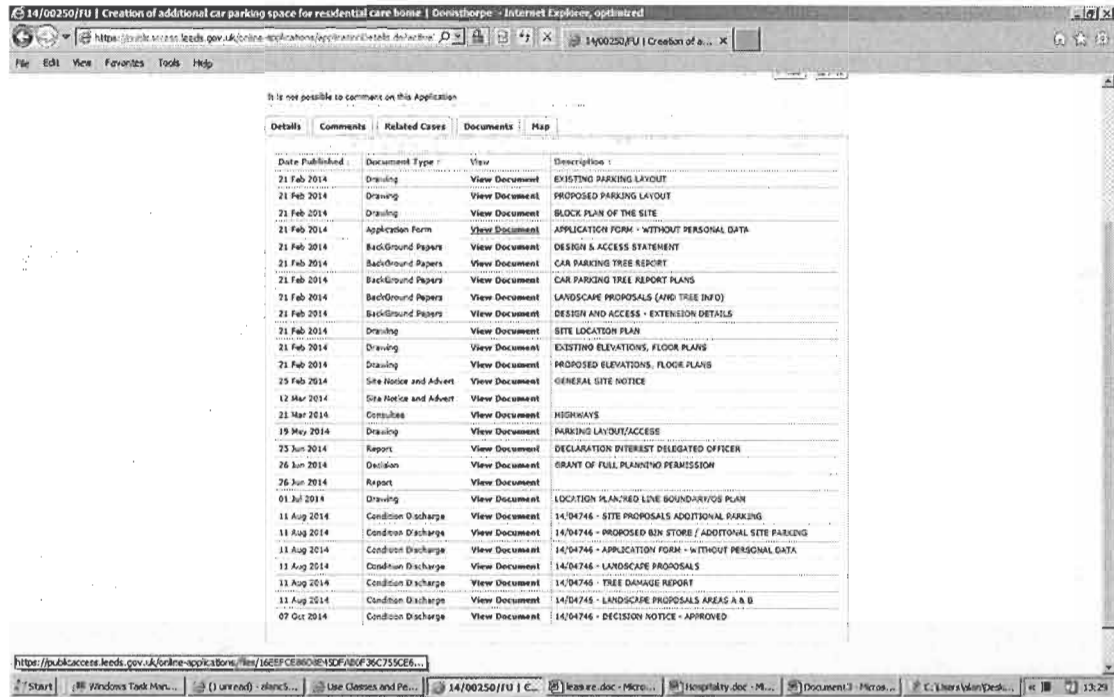
Environmental Best Practice

- 1) Locally there is high intensity security lighting with a spill on to houses. Home owner can experience some sensory deprivation during the winter. If I add car headlights projecting over the house fom the raised car park we can have a recipe for further sleep deprivation.**
- 2) The further heavy use of the car park so close to local housing will be unnecessarily disruptive.**
- 3) Parking should normally be carefully located within developments to minimise visual impact. The cars to within 25 feet from the house Parking would normally be at the rear, underneath or above new development not at the front of the building.**
- 4) Surface parking should be conceived as part of the overall landscape proposals for the development and should link into the wider area.**

This has not been done.

Donisthorpe Are Unable to Follow Paper Work

Screen shot for planning application 14/00250/fu



7 NCR's after they proceeded without regards to the paperwork. (NCR =NON-Conformity Reports).

There are some issues still Pending re sympathetic planting.

JA

03597/001

Highway Close
Leeds 17.6SR.

March 24.3.2015.

Am writing to object to Donisthorpe Hall application for a Entertainment Licence, on the grounds that it will be very noisy causing me much distress. I need a calm atmosphere as I have difficulty with sleeping problems and suffer with periods of exhaustion due to M.E. So this would not be good. I also wouldn't like the fact that there might be people & cars in excess in our area or near to where I live as one of the reasons I live here is because of safety & privacy which would be possible lost.

So for that I am protesting.

Very much to this. Entertainment Licence which I find quite disgusting that people could be subjected to all this noise & disruption.

[Redacted signature]

Amin, Imtishaam

SA 03597/001

From: [REDACTED]
Sent: 26 March 2015 20:40
To: Entertainment Licensing
Subject: Donisthorp hall entertainment license

Sent from my iPad Dear sirs, I would like to object to the proposed application of Donisthorp hall for an entertainment license. My husband and I bought our bungalow at [REDACTED] High Moor Drive last year because of my husbands poor health. As we back onto Donisthorp hall we were not worried about noise as we thought it was a nursing home and residents would not cope with too much noise. 1) Public Nuisance :- the playing of music never remains quiet or indeed within the property as doors open and in warm weather windows are opened. Most disturbing is the possible 8am start ending at 11pm. Plus people never leave quietly cars, doors and goodbye make for a lot of disturbance. 2) Calm and Disorder :- Donisthorp Hall is surrounded by bungalows occupied mainly buy older people many of whom are ill. It is a residential area and an entertainment centre would destroy the calm enjoyed by the local residents. Thank you for the opportunity to record my concerns. Yours sincerely, [REDACTED]



SA

Em1035971001

White, Emma

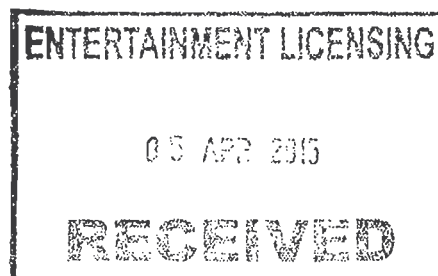
From: [REDACTED]
Sent: 05 April 2015 14:00
To: Entertainment Licensing
Subject: Donisthorpe Hall

I was to object most strongly to Donisthorpe Hall being granted a licence to sell alcohol. My reasons are as follows.

- 1: I believe it to be inappropriate and potentially dangerous to allow alcohol to be sold in a building dedicated to the care of elderly people. Just because the licence is in an old folk's home doesn't mean people won't get drunk or rowdy, or drive away over the limit.
- 2: Because of the ever-growing size of Donisthorpe Hall (and with further growth planned which will no doubt be "nodded through" by our planning department), I can only see unacceptable late night noise from slamming car doors and engines being revved up, being the norm, as their car park is allowed to grow to accommodate their growth. As a resident whose property backs onto a corner of Donisthorpe Hall, then I'm sorry but we already have enough noise emanating from the place. When they had a restaurant there before it was very disruptive.
- 3: I would imagine that the Hall would not object to non-residents or their families attending to drink so can only see an increase in traffic in an area that is already over whelmed by traffic and especially by motorists who use the local roads (particularly High Moor Crescent) as a rat run. It's bad enough during the day but please don't make this extend into the late and wee small hours, making our roads even less safe than they are.
- 4: Regarding showing films and playing recorded music, my concerns here are again traffic and late night noise from the venue itself and from people leaving the premises and causing noise.

Kind regards

[REDACTED]
[REDACTED] High Moor Crescent
Leeds LS17 6EE



PREN/03597/001

SAR

Maple Croft
Moortown
Leeds LS17 6AN

The Entertainment Licensing Section
Leeds City Council
Leeds City Hall
LS1 1UR

7th April 2015



Dear Sirs,

Re: Entertainment License at Donisthorpe Hall Nursing Home

I would like to complain at the shocking news that the above nursing home is seeking yet more additions of entertainment and alcohol license to be added to this establishment.

- 1) This is a nursing home not an entertainment venue
- 2) Residents are in bed long before the license would start so this is obviously for public use
- 3) Residents are on high medication so alcohol until 23-00 would not be advised.
- 4) So it would seem this is a public entertainment venue planned in the middle of a residential area where most properties are private retirement homes.
- 5) Advertising this entertainment venue is already going on in various localities at £10 entrance fee

My home looks out on to Shadwell Lane and faces Donisthorpe Nursing Home. I have seen many alterations and planning permission given every time they ask for it. I experience noise from 4-45 AM when the gates are opened for deliveries. HGV are in and out all day but of course with around 200 residents to care for (the largest nursing home in the country) this is to be expected The noise from the laundry which was extended some ago goes on all day and starts at 7 am even on Sunday mornings

I feel that if they want to make money they should open their entertainment venue and apply for a license in a more appropriate place certainly not in the middle of a private residential area. This would cause public nuisance, calm and disorder.

I hope you will accept my objection to this alcohol and entertainment venue being granted.

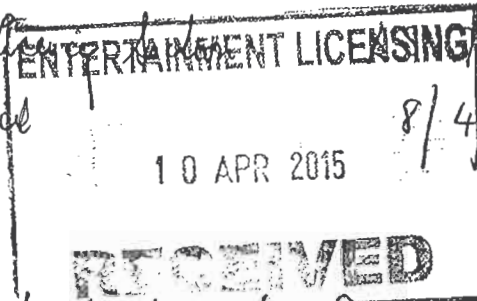
Yours sincerely

[Redacted signature block]

Prem/03597/001

Maple broft
Shadwell Lane

The Entertainment & Leisure Licensing
Leeds City Council
LS11 4R.



Dear Sir,

Ref. Application for Dornthorpe Hall
to obtain an entertainment / liquor licence

- I have several concerns regarding this matter -
- 1) I feel this usage of a Nursing Home is inappropriate (surely a change of purpose would be required.)
 - 2) Although I realise that such establishments often need to raise extra cash for the benefit of residents but I am not convinced this is correct in this place. Unless benefits are assured no planning would be appropriate.
 - 3) The impact on residents in relation to aspects relating to care, timing and


2
impact on daily routine. This is especially worrying regarding an "open house" policy which would be difficult to operate to ensure patient/residents safety. Also this usage would mean more rubbish would be accumulated daily. Already this problem has caused environmental problems for nearby properties.

4) Next is the impact on the immediate environment surrounding the Hall. The traffic engendered would increase and impinge on the nearby community. It is sad to note that so far the Management has had little or no considerations for the local community.

5) An "open house" policy gives concern as to safety. Maple Loft have had many problems with unsuitable people on their property. We had dealings with the necessity for an ASBO and police involvement. I feel this is to risk safety for residents in order to raise money. Would any form of security be in place?

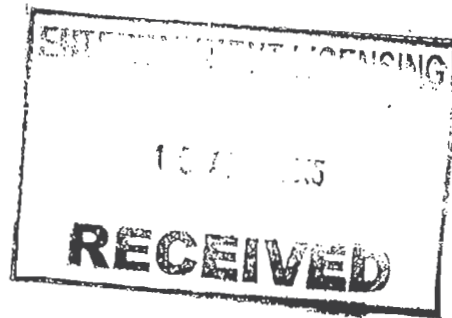
6) With the present world-wide political/racial climate I am aware that residents and in fact nearby neighbors could be very vulnerable. Safety and "Duty of care" are paramount. It is after all a largely "junk" organization which could render action which is most unwelcome.

I feel that unless details of policy and operation are widely available, especially to the surrounding community, granting this licence could be not only unwise but very non-productive.

Thanking you for your attention and hoping for a written reply answering my concerns.
Yours faithfully


Prem/03597/001

High Moor Crescent
Leeds LS17 6EE
08/04/15



To the Entertainment Licensing Committee

I am writing regarding the proposal for a Licence or alcohol and films at Donisthorpe Hall, Shadwell Lane, Alwoodley.

I strongly object to this on several grounds.

- 1) This is an old people's Home, not a leisure centre. Due to the hours quoted, the extra facilities cannot be solely for the use of the residents. Therefore the footfall of visitors will increase. How will the residents benefit, if at all?
- 2) This is a quiet residential area. Despite all conditions stated, noise is going to be a nuisance
 - i) Cars coming and going from 8am to 11pm – engines revving, doors shutting, sliding, slamming)
 - ii) Additionally, transport for all the workers at the bar / restaurant / cinema will be leaving after 11pm
 - iii) Greetings and farewells called
 - iv) Taxi engines running while awaiting their pick-ups
 - v) As smokers will inevitably wish to smoke they will congregate outside with associated chatter
 - vi) Increased traffic noise late at night in the neighbouring streets as people return home
 - vii) Music is already heard from the Home during the summer when the residents are entertained. Can the owners guarantee that the music played will be at a lower volume, and will not spill out every time the doors / windows are opened?
 - viii) There are those in the surrounding area who have children or work shifts. The area has a large proportion of elderly retired folk, at home most days, who will not be able to 'escape' the noise and should not have to put up with it.
 - ix) The stated number of 180 covers is excessive, leading to a huge amount of traffic (*I understand that this number has been removed at the request of the Police. To be replaced by what? A lower/higher number? No limit?*)
 - x) More delivery vehicles and bin lorries will need to attend, already a nuisance with the reversing beeps
- 3) Nuisance will be caused in neighbouring streets. Parking will increase dramatically in an area where there is already a problem. Visitors already park in nearby streets. High Moor Crescent is either a rat run or a 'slalom' course, depending on the time of day.
- 4) Car headlights will cause light pollution. The ground of Donisthorpe Hall increases in height as the boundary edges the gardens of High Moor Crescent. (By number 35 it is about 1 metre above garden level.) Therefore car headlights will shine straight in at windows of bedrooms as the parking area abuts the dividing space. Along some of the boundary there are no fences, walls, hedges or bushes to prevent this happening. Cars will be parked within 16mts of our house and even nearer in some of the neighbouring houses
- 5) I cannot see that the nuisance caused by the proposal will not affect the residents. (Unless the residents sleeping accommodation is further away than the neighbouring houses.)
- 6) A further concern is safety and security. It is an old people's Home, with a Synagogue on site and the gates are open all day and evening. I would question whether the arrivals and departures could reasonably be monitored.

SA 03597/001

To the Entertainment and Licensing Section, Leeds City Council
16/04/15

I am writing concerning the proposal for a licence for alcohol, music and films at Donisthorpe Hall Shadwell Lane Moortown

I feel that some of these items are inappropriate in an Old People's Home

Films during the day for the residents to enjoy is acceptable

However:

There will be considerable noise nuisance for those whose homes back on to the Donisthorpe grounds, particularly those nearer to the car parking areas and those nearest the facility.

Traffic will increase late at night, with associated doors slamming and engines revving

There will be more traffic in the local area, which is a quiet residential neighbourhood. This could lead to parking in local streets, as there is insufficient space within the Hall grounds already.

Car headlights will shine into the bedrooms and kitchens of the houses abutting the grounds.

On the subject of public safety: is it safe to have members of the public coming and going up until 11pm in the grounds of an Old People's Home?

[Redacted]
[Redacted]
High Moor Crescent, Leeds LS17 6EE



SA 03597/001

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[Redacted]
[Redacted]
[Redacted], High Moor Crescent, Leeds LS17 6EE

