

Mr Chris Rees- Gay
Woodswhur
Devonshire HOuse
38 York Place
Leeds
LS1 2ED

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

Contact: Mr Gurdip Mudhar
Tel: 0113 247 7630
Fax: 0113 247 4947
gurdip.mudhar@leeds.gov.uk
Our reference: 15/16559/EPLA01
Date: 27 April 2015

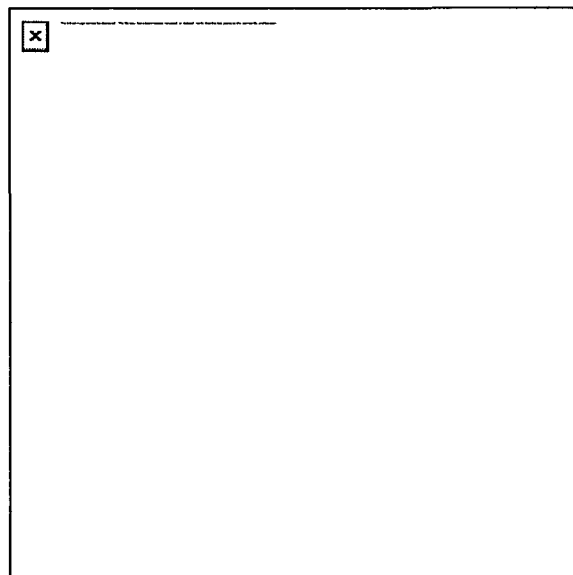
Dear Sir

Licensing Act 2003: Full Variation of Premises Licence
Name and Address of Premises: Sant Angelo, High Street, Wetherby, LS22 6LT

We refer to your licensing application for the variation of the premises license in respect of the above-mentioned premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We

www.leeds.gov.uk

general enquiries 0113 222
4444



therefore submit a formal objection to your application that includes information specifically associated with the premises .

You could meet the Prevention of public nuisance objective by agreeing to certain measures (Please see part 1 of the enclosed document) that we suggest are reasonable and relevant to your application. These measures have already been discussed and acceptable to Mr. Franco Del Buono who I believe is the Director of the Westgate Leisure Services Limited.

If you agree with the measures 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 feel we should consider anything else or you have any questions please do not hesitate to contact us.

Yours faithfully

Gurdip Mudhar
Environmental Health Officer.

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 and Address of Premises: Sant Angelo, High Street, Wetherby, LS22 6LT

The application premises are located within a mixed commercial and residential part of Wetherby Town Centre. This Department has previously received justified complaints from nearby residents who were affected by an entertainment noise that emanated from the application premises. It is, therefore recommended that the following conditions be imposed to prevent any public nuisance arising from the application premises.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the conditions that need removing, adding or amending are as follows in order to meet the following aim of the licence:

a) Condition number 63 has been amended and should now read as follows:

“Noise from regulated entertainment within the application premises shall be inaudible at the noise sensitive residential apartments situated above the Marks and Spencer Store and residential properties situated on the Horsfair between the hours of 23:00 and 10:00 the next day “.

b) Condition 14 of Annex 2 should now read as follows i.e as proposed by the applicant:

“No licensable activities of any description including no Mobile bars or any other type of alcohol dispense point shall be used any time in the external area (as identified on Plan 20113/328 refer produced by Phoenix Architecture and Interiors Ltd), except the sale of alcohol by way of waiter / waitress service”.

c) Condition 66 of Annex 2 should now read as follows:

“Plant and machinery shall be regularly serviced and maintained to prevent noise nuisance to the occupiers of the neighbouring properties”.

d) Condition 67 of Annex 2 (This condition should not be changed)

The above condition has been discussed at length with Mr. Franco and it has been agreed that this condition should not be changed. The outside drinking area / roof terrace is located too close to the residential apartments and it will be impossible to control any raised voices of the patrons by way of any acoustic barriers / screens or by displaying any signage requesting the patrons to keep their voices down.

In addition to the above-mentioned the following new conditions shall also be incorporated into the premises licence:

Electronic Noise Limiting Device

1. The noise limiting devices (on the ground floor restaurant and the first floor function rooms) shall be kept at the settings approved by the by the Council through an

authorised officer of the Leeds City Council's Environmental Health Service. If deemed necessary the device shall only be reset with the authority of the Council's authorised officer.

2. The noise limiting devices shall be used in relation to all sound amplification equipment used in conjunction with the premises licence.

PART 2

To be completed by the applicant or applicant's representative:

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: , Sant Angelo, High Street, Wetherby, LS22 6LT

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council's Environmental Action Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

Please return this document to:

Gurdip Mudhar

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

PART 3

Name and Address of Premises: Sant Angelo, High Street, Wetherby, LS22 6LT

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as suggested by Leeds City Council's Environmental Action Service.

In this instance we understand that Leeds City Council's environmental action service will maintain their representation to my /our application, which will now proceed to a hearing before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

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

PART 2

To be completed by the applicant or applicant's representative:

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: , Sant Angelo, High Street, Wetherby, LS22 6LT

I / We WOODS WHOLE

confirm that ~~I am~~ we are ~~the applicant~~ the applicant's representative (*delete as appropriate*) for the premises as stated above.

In signing this document ~~I~~ we agree with the measures proposed by Leeds City Council's Environmental Action Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed: Woods Whole

Dated: 1 MAY 2015

Please return this document to:

Gurdip Mudhar

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