

**Nelson, Matthew**

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 12 July 2015 15:04  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 3:03 PM on 12 Jul 2015 from [REDACTED]

**Application Summary**

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
 LS1 4BR

**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:** 3:03 PM on 12 Jul 2015 I'd like to object to this proposal, on the basis of nuisance. As a neighbour of the development, I am likely to be adversely affected by proposals for late night opening, music, and the sale of alcohol. At present these activities are restricted to 1130 in the area, and this allows residents to actually sleep at night. If late night opening is permitted, this is likely to be highly disruptive (through increased noise, traffic, drunken behaviour, shouting, etc), and negatively impact on our quality of life. I note that a neighbouring property (Bar Bilbao) operated similar opening hours on a 'one off' basis, and this caused considerable nuisance - we were kept awake until past 0200 by loud music, guests arriving/leaving, etc. If this were to be repeated every Friday/Saturday night, then our quality of life would be much reduced.



7 July 2015

Entertainment Licensing  
Leeds City Council  
Civic Hall  
Leeds  
LS1 1UR

Dear Sir/Madam

I wish to object to the application by Ossett Brewery Taverns Limited for a Premises License under Section 17 of the Licensing Act 2003 in respect of the premises to be known as Archies (formerly Wasabi Teppanyaki Restaurant), Arches V and W Granary Wharf, Dark Neville Street, Neville Street, Leeds, LS1 4ER.

I have an interest in this application that is greater than the general public because I live in close proximity to the location of the premises (less than 100 metres from the entrance) and so I am a resident in the vicinity. As such, I will be directly affected by the trading activities carried out on the premises, and any noise, for example, due to loud music, noisy customers, or other anti-social behaviour, will directly affect my enjoyment of my own premises.

Note that I am the owner occupier of 

I object to the application on the following grounds:

**Objection 1 -- Crime and disorder**

The sale of alcohol on Sunday to Thursday from 07:30 to 00:00 (midnight) and Friday and Saturday 07:30 to 01:00 the following morning will draw unwelcome attention and increased footfall at unsociable hours to a residential area.

Noise, public nuisance, anti-social behaviour, low-level nuisance (non-reportable crime including shouting, swearing, urination in public, littering) will be increased if this application is granted.

**Objection 2 -- Public nuisance**

The sale of alcohol on Sunday to Thursday from 07:30 to 00:00 (midnight) and Friday and Saturday 07:30 to 01:00 the following morning, and the provision of entertainment (to include playing recorded music) during the same hours stated above, in a quiet, residential area, will unnecessarily draw people from a wider area and increase noise levels for residents of the area at unsociable hours.

Noise, light pollution, traffic and traffic noise (e.g. from increased use of taxis and other pick-up and drop-off services at unsociable hours) will all have a negative impact. To note again, this is a residential area.

Impact comparisons can be drawn with other local restaurant and pubs on the Granary Wharf estate, including for example "The Hop", "Livin' Italy" and "Bilbao Bar". These other establishments have been granted Premises Licenses, which allow them to serve alcohol and provide entertainment until either 23:00 or 00:00 (midnight). These licenses have had a negative impact on residents of the Granary Wharf estate, and noise and other nuisance from these premises has affected my enjoyment of my own property. In particular, noise levels in the past (both from live and recorded music, shouting, and even fights on some occasions) have reached such heights in the summer months that I have been unable to sleep, even with the windows closed at my own flat.

If this license is granted, this situation will be worsened, and the noise levels will continue until even later in the evening than at present. This will have a negative impact for all residents of Watermans Place and Candle House. Note that residents of these properties include professionals holding down full time jobs, families with young children, and elderly or retired couples.

In addition, granting this license sets a precedent for longer licensing hours at other Granary Wharf establishments.

My contact details are:

[REDACTED]

My mobile phone number is [REDACTED] and my landline number is [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

7 July 2015

**Nelson, Matthew**

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 06 July 2015 23:41  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 11:41 PM on 06 Jul 2015 from [REDACTED]

**Application Summary**

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**Proposal:** Premises Licence - New Application

**Case Officer:** Mr Matthew Nelson

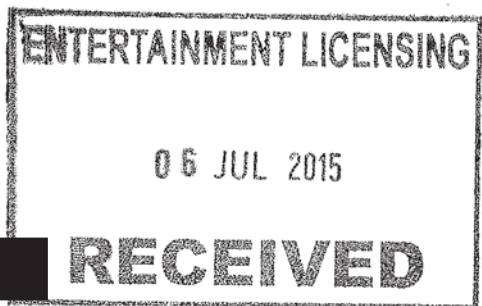
[Click for further information](#)

**Customer Details**

**Name:** [REDACTED]

**Email:** [REDACTED]

**Address:** [REDACTED]



**Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

**Comments:** 11:41 PM on 06 Jul 2015 To whom it may concern: I wish to object to the licencing application in question, in particular the times requested by the establishment. All other bars and restaurants in the arches in Granary Wharf have licence times restricted to 11pm Monday to Thursday and midnight Friday to Sunday. Granary Wharf is predominantly a residential area and although a significant disturbance these times are bearable for residents, many of whom have young children. Current licence timings are such that music and general people noise from the Hop and Bilbao bar is enough to disturb residents to the extent that even with windows closed, it often hampers sleep. Granting an extension of this to the new establishment will therefore cause significant further disruption to all residents of Granary Wharf and furthermore will set a precedent for the other businesses in the development to apply to extend their opening

hours thus exacerbating the problem. While residents accept that living in a city centre there may be disturbances and noise but past midnight in a predominantly residential area this is unacceptable. This will affect standard of living and desirability that could also lead to a reduction in property prices. A licence application consistent with the other bars and restaurants in Granary Wharf should be sought and consideration given to the predominantly residential aspect of the development. Regards [REDACTED]

## Nelson, Matthew

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 22 June 2015 21:41  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 9:41 PM on 22 Jun 2015 from [REDACTED]

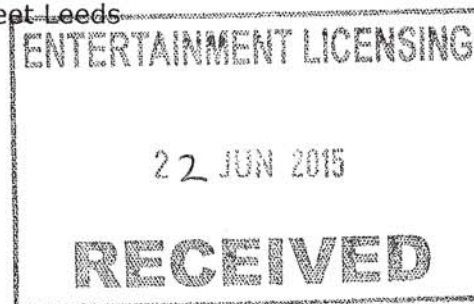
### Application Summary

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**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:** 9:41 PM on 22 Jun 2015 As a resident of Waterman's Place we are often subjected from the noise of local establishments - including music, outside drinking and people leaving licenced premises. This includes The Hop, another Ossett Brewery establishment. I do not have an issue with these businesses trading, providing they do not disturb local residents. History has proved that unless licencing laws dictate reasonable opening hours residents have to fight to have a peaceful nights sleep. A more reasonable time to stop serving alcohol would be 11pm weekdays, and midnight on a weekend, not 1am, which is completely unacceptable on a residential estate. I suggest the application is only granted with a reduction in opening hours. [REDACTED]

## Nelson, Matthew

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 22 June 2015 22:25  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 10:25 PM on 22 Jun 2015 from [REDACTED]

### Application Summary

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**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:** 10:25 PM on 22 Jun 2015 I object to the opening hours of this application. I believe all premises under the arches on Granary Wharf currently close at midnight at the latest, and I would not object to this application were it for the same hours. I believe opening later than midnight will cause a nuisance to the many residents surrounding the establishment in terms of noise. I also think selling alcohol beyond midnight is more likely to lead to disorderly behaviour in the area.

## Nelson, Matthew

---

**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 22 June 2015 22:25  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 10:25 PM on 22 Jun 2015 from [REDACTED]

### Application Summary

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**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:** 10:25 PM on 22 Jun 2015 I wish to object to: 1.) the proposal for late opening hours (until 1200 Sunday-Thursday, and until 0100 Friday-Saturday); 2.) the proposal to sell alcohol until the above hours 3.) the proposal to play recorded music until the above hours I make these objections with respect to a.) the prevention of nuisance, and b.) the prevention of crime and disorder. At present, opening hours of bars and restaurants in the area are restricted to 1130. This includes commercial properties operated by the licence applicant (e.g., The Hop, Candlebar). These restrictions seek to allow residents a tolerable quality of life, whilst permitting several commercial ventures to operate successfully. Nevertheless, the properties operated by the licence applicant continue to generate a significant amount of noise around these hours - e.g., as patrons leave the premises. I am concerned that later opening



hours of similar properties would inevitably lead to an increase in noise, disruption, litter, and anti-social behaviour, as seen elsewhere in the city centre. I believe that such late opening hours would significantly affect the quality of life of residents at Granary Wharf, by interfering with sleep, leading to an increase in rubbish, promoting anti-social and nuisance behaviour, and potentially leading to an increase in alcohol-fueled crime (e.g., assaults, public urination, etc.). This change in the character of the area also has the possibility to incur financial costs to residents - including through increased service charges (due to the above), and reduced property values. I believe that the commercial interests of the licence applicant can be accommodated within the existing hours of business observed in the area (e.g., premises closing by 1130) - certainly, they have managed to operate two businesses very successfully on precisely these terms. The right of the residents to reside in privacy, and relative peace and quiet, should be upheld.

## Nelson, Matthew

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 22 June 2015 22:26  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 10:25 PM on 22 Jun 2015 from [REDACTED]

### Application Summary

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**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:** 10:25 PM on 22 Jun 2015 This application is not in line with the licensing hours granted to surrounding bars. I have major concerns regarding prevention on nuisance i.e noise and litter. Plus prevention of disorder. I do not support this application.

## Nelson, Matthew

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 24 June 2015 10:38  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 10:38 AM on 24 Jun 2015 from [REDACTED]

### Application Summary

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**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:** 10:38 AM on 24 Jun 2015 I am objecting on basis of noise late into the night caused to local residents Extra litter caused by these establishments which we as an estate have to deal with. Nuisance by drunk people in our area. This sets a precedent to other bars in the estate which would escalate all these issues further.



Dear Sir/Madam,

Ref: Application for opening hours of arches V & W, Granary Wharf, Leeds, LS1 4BR.

I am writing to object to the request by Ossett Brewery for late alcohol and music playing licence until 1am on a Friday & Saturday night within the V & W arches of Granary Wharf, Leeds.

I am a resident in the Watermans Place building and this area is considered to be a residential area with the Watermans Place and Candle House flats alongside paying customers at the Hilton Double tree.

Watermans Place is a highly desirable residence due to its location and perceived quieter residential spot with the city centre. Noise levels are already at a level that can impact the people living in the area and Watermans Place is populated by a mix of families with young children, older residents and younger middle aged people.

Concerns arise over the additional noise levels later into the night that a 1am licence would bring. It is just the impact of playing music and serving alcohol until 1am as the knock on is the noise of the people leaving post the 1am curfew has been reached which is likely to extend to more like 1.30/1.45am.

Noise from the already Ossett owned Hop public house and Fazenda restaurant already impacts residents but these are known to residents who move into the properties. Adding to this with additional drinking and music facilities will further create noise and disturbance impacting the people living at Watermans Place.

I personally have two young children who often stay at my flat in Watermans who are already impacted by the noise levels from the businesses operating, allowing a later 1am facility will further impact them and my family time. I also know that there are other people with young families residing in Watermans Place and that the location and relative quiet was a key factor in choosing Watermans to settle in. This 1am licence will impact this with negative results.

The Ossett Brewery already owns two establishments on the Granary Wharf estate and each of these have a 12am licence and curfew. It appears that the Brewery are trying to take over the Granary Wharf estate. There are also additional bars within the area and more than plenty of places to listen to music and consume alcohol until 1am and longer if required in central Leeds.

The request for an alcohol and music licence until 1am shows no regard or consideration to the residence and families living with Watermans Place and Granary Wharf. The residence have a variety of work patterns and careers that involve shift work and further noise disturbance would impact these people along with the already noted family and older residents.

The additional risk is that, if Granary Wharf, is it as appears is being attempted, turns into a late night drinking area this will cause additional noise, disturbance and litter resulting in the devaluation of the residential flats and property surrounding the area.

As can be seen I clearly object to the proposal of a 1am licence for this establishment.

Regards,



## Nelson, Matthew

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**From:** Planning.Comments@leeds.gov.uk  
**Sent:** 23 June 2015 12:49  
**To:** Nelson, Matthew  
**Subject:** Comments for Licensing Application PREM/03634/001

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

Comments were submitted at 12:49 PM on 23 Jun 2015 from [REDACTED]

### Application Summary

**Address:** Arches V And W Granary Wharf Dark Neville Street Leeds  
LS1 4BR

**Proposal:** Premises Licence - New Application

**Case Officer:** Mr Matthew Nelson

[Click for further information](#)



### Customer Details

**Name:** [REDACTED]

**Email:** [REDACTED]

**Address:** [REDACTED]

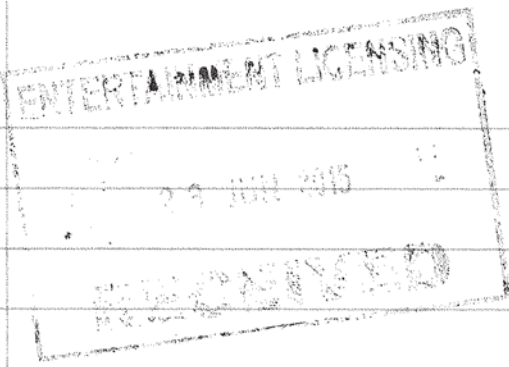
### Comments Details

**Commenter Type:** Respondents to Advert

**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

**Comments:** 12:49 PM on 23 Jun 2015 As a Granary Wharf resident I object to the granting of a 1am licence for these arches. The Ossett Brewery already own the Hop next door and have a licence until 12am and while this was known upon moving into the building it causes noise and disturbance to me and my family. The Watermans Place block contains a high level of family and elder residents who already receive noise and disturbance. the granting of a 1am alcohol and music licence will further add to this. The 1am licence will mean that people will be leaving after this time and noise will continue until 1;30am or even later. A 1am licence in this highly residential part of the city and Granary Wharf is not acceptable and will impact the residents and possibly the onward resale of the flats also. It appears that Ossett Brewery are trying to take over Granary Wharf with the level of public houses they are acquiring in the area.



June 22nd 2015

Re licence for opening hours  
of Arches V + W Granary wharf  
Leeds LS1 4BR.

I am writing to object to the  
request for a 1pm alcohol  
licence on Friday + Saturday  
evenings.

The reasons for this are below

- 1) This is a residential area  
where many families with children  
live - the noise + disturbance  
would be too loud too late
- 2) They would serve alcohol until 1pm  
this means people would not be  
leaving until upto 40 mins later  
making it almost 2pm - in a  
residential area with flats a  
mere 40 feet away.
- 3) There are already numerous  
~~of~~ bars in the area
- 4) Orsett Brewery already have  
2 other establishments within 30 FT  
of each other - are they attempting

- to 'aron' Granary Wharf?!
- 5) other bars close at 12 -  
this is still far from ideal but  
families know this + can chose  
to live here or not - this 1pm close  
is not fair to residents
- 6) 1pm with music - if you lived  
here im sure you wouldnt want  
music pumping out after a long  
day at work - most people that live  
here are just wanting the  
residential area 'respect' + 1pm  
is not respectful.

Kind Regards





[REDACTED]  
June 12<sup>th</sup> 2015

Re-Application for opening hours of arches V & W, Granary Wharf, Leeds, LS1 4BR.

I am write o object to the request by Ossett Brewery for late alcohol and music playing licence until 1am on a Friday & Saturday night within the V & W arches of Granary Wharf, Leeds.

I am a resident in the Watermans Place building which IS a **residential** area with the Watermans Place and Candle House flats alongside paying customers at the Hilton Double tree.

Watermans Place is a highly desirable residence due to its location and perceived quieter residential spot with the city centre. Noise levels are already at a level that can impact the people living in the area and Watermans Place is populated by a mix of families with young children, babies older residents and younger middle aged people.

Concerns arise over the additional noise levels later into the night that a 1am licence would bring. It is just the impact of playing music and serving alcohol until 1am as the knock on is the noise of the people leaving post the 1am curfew has been reached which is likely to extend to more like 2am

Noise from the already Ossett owned Hop public house and Fazenda restaurant already impacts residents but these are known to residents who move into the properties. Adding to this with additional drinking and music facilities will further create noise and disturbance impacting the people living at Watermans Place.

The Ossett Brewery already owns two establishments on the Granary Wharf estate and each of these have a 12am licence and curfew. It appears that the Brewery are trying to take over the Granary Wharf estate.

There are also additional bars within the area and more than plenty of places to listen to music and consume alcohol until 1am and longer if required in central Leeds.

The request for an alcohol and music licence until 1am shows no regard or consideration to the residence and families living with Watermans Place and Granary Wharf. The residence have a variety of work patterns and careers that involve shift work and further noise disturbance would impact these people along with the already noted family and older residents.

The additional risk is that, if Granary Wharf, is it as appears is being attempted, turns into a late night drinking area this will cause additional noise, disturbance and litter resulting in the devaluation of the residential flats and property surrounding the area.

I object to the proposal of a 1am licence for this establishment.

[REDACTED]

