



Licensing and Registration  
Civic Hall  
Leeds LS1 1UR

Private & Confidential

RECEIVED

Shishir Patel



Contact: Susan Holden  
Tel: 0113 247 4095  
Fax: 0113 224 3885



24 July 2015

Dear Mr Patel

**Pita Pit, 40 Woodhouse Lane, Leeds LS2 8LX**  
**Application for a new premises licence**  
**Licensing Act 2003**

Thank you for submitting your application for the above premises, received at the address above on 1<sup>st</sup> July 2015.

The area in which the subject premises are located is within a cumulative impact area. It is the council's policy, on receipt of relevant representations, to refuse new and variation applications in this area for alcohol led premises such as bars, pubs and nightclubs and for premises seeking late night refreshment such as takeaways and late opening restaurants, unless the applicant can demonstrate that their application would not impact on the cumulative effect of such licensed premises in the area.

Specifically your application falls within the red area of the City Centre CIP. As stated at 7.20 of the Statement of Licensing Policy 2014 to 2018 the council will seek to refuse all applications in these red areas on the basis that the impact on the licensing objectives are at such a level that the area cannot support any more premises opening or extending their hours no matter how impressive the concept or application is. The council will only grant applications in the red zone in exceptional cases. It will be for you to advise the council how your application would be an exceptional case.

In addition, I refer you to 7.51 to 7.53 of the Policy which describes how, when considering the presumption against grant in a CIP area, the council will need to be satisfied that the grant will not impact on the cumulative impact of existing licensed premises in the area.

Cont.



Applicants will often suggest measures which they assert will demonstrate there will be no impact. Examples of factors the licensing authority may consider as demonstrating there will be no impact may include, though are not limited to:

- Small premises who intend to operate before midnight.
- Premises which are not alcohol led and only operate during the day time economy
- Instances where the applicant is relocating their business to a new premises but retaining the same style of business.
- Conditions which ensure that the premises will operate in a particular manner such as a minimum number of covers or waiter/waitress service to secure a food led operation.

Examples of factors the licensing authority will not consider as meeting the standard of rebuttal include:

- That the premises will be well managed and run as all licensed premises should meet this standard
- That the premises will be constructed to a high standard
- That the applicant operates similar premises elsewhere, such as in another licensing authority area, without complaint
- That without this application the business will no longer be viable.

As the licensing authority is of the opinion that your application contains insufficient information about how your application would not add to the impact already being experienced in the area, we are submitting a formal representation against your application on the grounds of:

1. Prevention of crime and disorder
2. Public nuisance

As your application is in the red zone we are unlikely to withdraw our representation even if you provide us with further information on how your application does not add to impact. The licensing sub-committee will make a decision in this case, unless you can show us how your application does not meet the scope of the cumulative impact policy.

I enclose the guidance note relating to the cumulative impact policy.

Should you have any questions, please contact us.

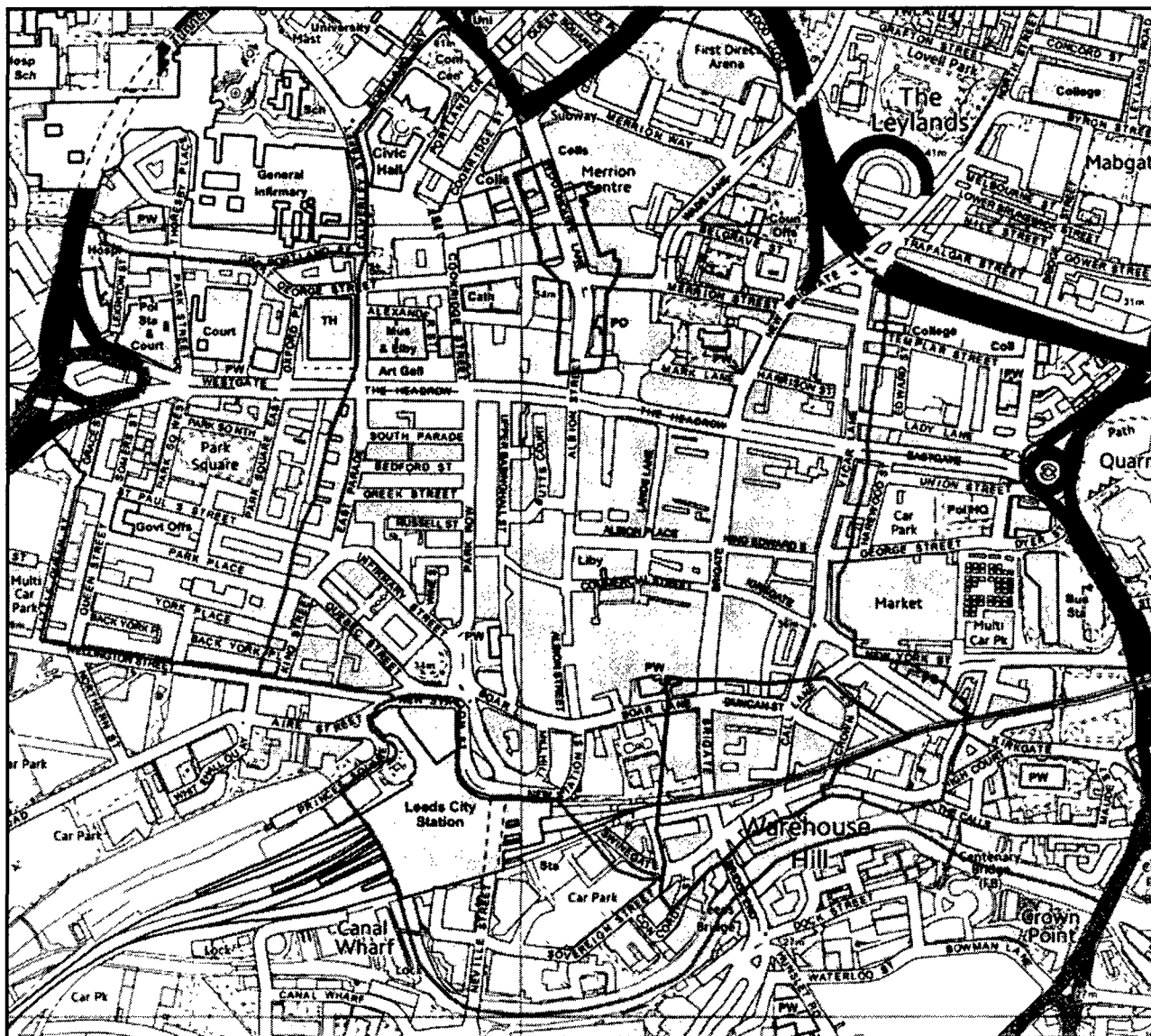
Yours faithfully



Susan Holden  
Principal Project Officer  
Entertainment Licensing

# City Centre CIP 2015

Licensing Act 2003



Area 1 relates to the city centre. West Yorkshire Police have provided information that the nature of the city centre is such that the problem areas and cumulative impact is directly related to the style of businesses opening in that area and their clientele.

In addition the close proximity of a number of venues on a street can result in difficulties in identifying individual premises as causing problems which can be dealt with via an action plan or a review process.

As a consequence the closure or opening of businesses can have a dramatic effect on reported crime and reported incidents in an area. While individual premises are dealt with using the review process, there are areas in Leeds city centre which may temporarily become saturated as new businesses open or existing businesses change their style of operation.

In addition the council recognises that a previous problem area can be improved by the introduction of new styles of business types, such as food led premises, and seeks to encourage this.

This dynamic nature has created difficulties in setting a policy for the city centre that will be relevant for five years until the next formal review. Therefore the council will adopt an approach of designating areas within the city centre CIP as 'red' or 'amber' based upon an analysis of night time economy related issues that are relevant to the licensing objectives. Areas that are considered highly saturated will be designated as red areas.

The council will seek to refuse all applications in these **red areas** on the basis that the impact on the licensing objectives are at such a level that the area cannot support any more premises opening or extending their hours no matter how impressive the concept or application is. The council will only grant applications in the red zone in exceptional cases.

An **amber area** is an area which is of concern based upon an analysis of night time economy related issues that are relevant to the licensing objectives, and the council will expect applicants to offer additional measures tailored to the problems in that area.

All other areas within the city centre CIP will be designated **green areas** where good quality applications will be generally be more acceptable even though the area is a CIP area.

It is the council's policy, on receipt of relevant representations, to

- refuse new and variation applications in the red area
- to seek additional measures for new and variation applications in the amber area
- To seek good quality applications for application in the green area

This applies to alcohol led premises such as bars, pubs and nightclubs, and for premises seeking late night refreshment such as takeaways and late opening restaurants.

The Licensing Act 2003 Statement of Licensing Policy 2014-2018 recognised that the night time economy in Leeds City Centre is dynamic and constantly changing. The council want a cumulative impact policy that can respond to the changing nature of the city centre and so provides this additional document which is reviewed every twelve months to ensure that the CIP zones remain relevant and current with regards to West Yorkshire Police data.

## **Changes in the last year**

West Yorkshire Police has produced a crime and calls for service report "Analysis of Leeds City Centre high volume night-time economy related crime" dated 19/09/2014 which has been referred to when reviewing the red and amber zones for 2015. This report is referred to as the Police report in this document.

There are two distinct areas in the city where extra police resources are deployed on a regular basis. These areas are the Call Lane area and the Albion Street/Woodhouse Lane area. Premises in those areas also deploy street marshals at their own expense as it has been recognised that incidents on the street require extra attention and that early intervention can prevent an escalation in the severity of incidents on the street.

Call Lane Red Area

The Police report shows that the hotspot area of Call Lane is moving slightly west. The block of premises bounded by Briggate (also known as lower Briggate), Call Lane and Duncan Street is predominantly the hot spot area this year, with the emphasis being taken away from the area behind the Corn Exchange. This could be a temporary shift as a number of premises have closed on Assembly Street, but still retain a licence. West Yorkshire Police Licensing Department still report ongoing work with premises in this area, with action planning and reviews of licence premises occurring in the last 12 months. Therefore although the crime statistics show a drop in incidents when compared to previous years, this area remains in the red area this year due to the increase in enforcement action taken by West Yorkshire Police.

Since the last review in December 2013, the council has moved forward with the Lower Kirkgate Townscape Heritage Initiative (THI) which is a regeneration programme that seeks to bring back into use a number of vacant or underused historic properties in the area. This area was included in the red area of the cumulative impact policy in 2012, as there were concerns about dispersal of problems from the Call Lane area into this area of Kirkgate. The Police report shows that although Kirkgate is on the top streets list, there has been a reduction year on year (figure 6 in the Police report). Therefore this area has been removed from the red area and is now included in the amber area.

The council still considers that the proximity of this area to the late night economy in Call Lane and Lower Briggate is of a concern, and so has placed this area in the amber area to ensure that new businesses in this area provide a different style of premises to the late night bars and nightclubs which are saturating the red area.



## Albion Street/Woodhouse Area

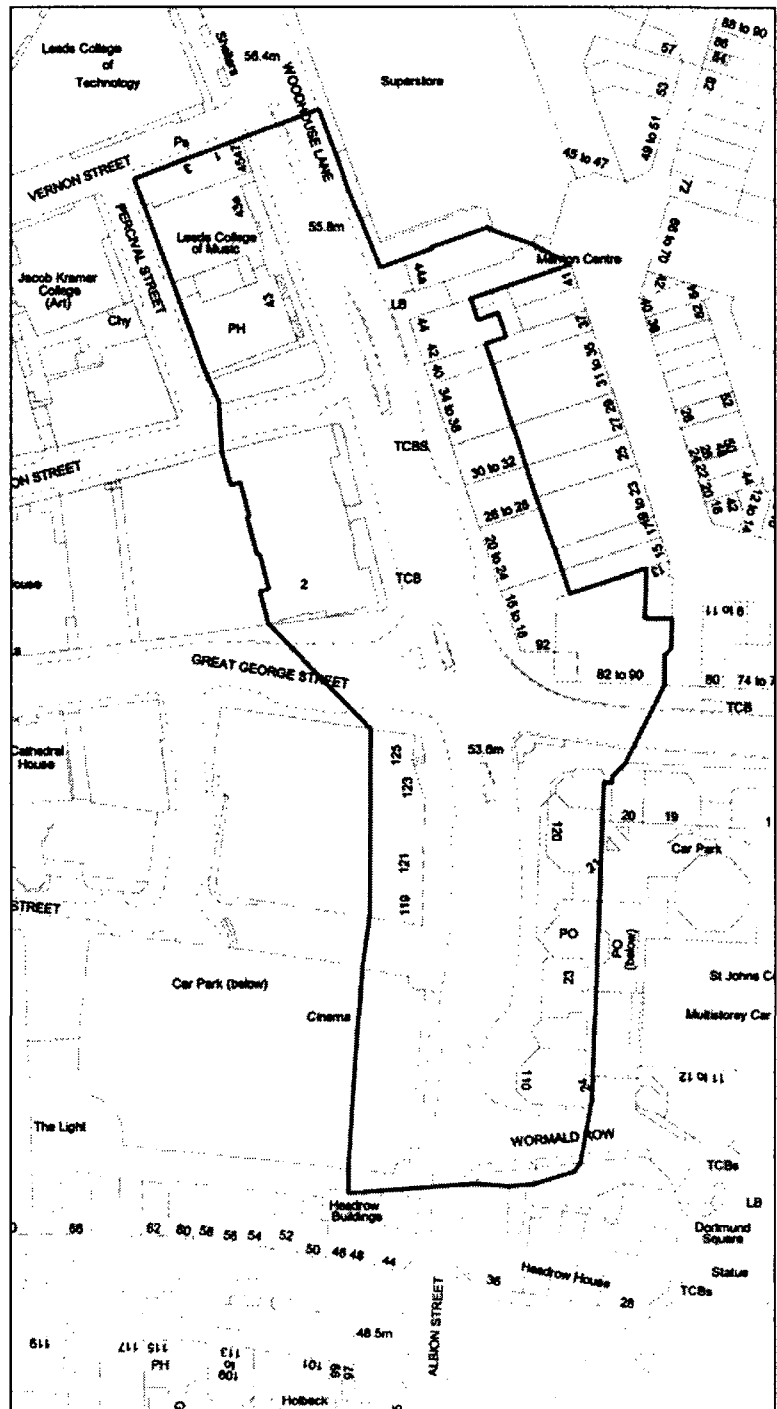
The police report clearly shows an increase in calls for service in Albion Street and Woodhouse Lane which evidences nuisance in this area. This remains a busy area during the post-midnight weekend hours with an increase in calls for service of 5.4% for Albion Street and 16.8% for Woodhouse Lane.

The top ten streets in the Calls for Service table are:

1. Briggate
2. Great George Street
3. Call Lane
4. The Headrow
5. Boar Lane
6. Albion Street
7. Woodhouse Lane
8. New York Street
9. New Briggate
10. Millgarth Street.

Great George Street, New Briggate and Millgarth Street have seen a reduction in calls for service from the preceding 12 months. This shows two clear areas where the calls for service are high – the Call Lane/Briggate/Boar Lane area which is already covered by the red area. The other main area is Albion Street, Woodhouse Lane and the Headrow.

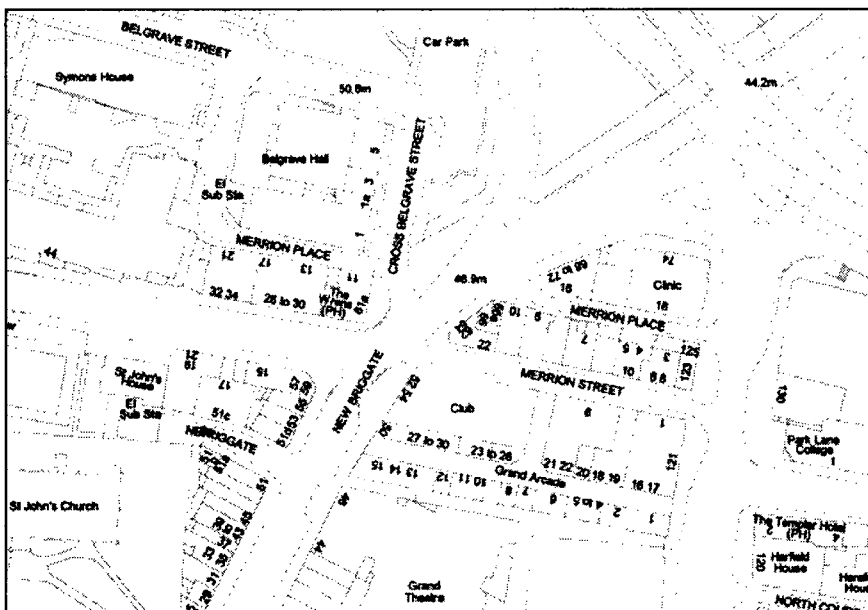
In addition the Police report shows that this area remains a hotspot for robbery, assault and theft. For these reasons this area is now included in the red zone as the cumulative impact of the number of premises in this area has a direct impact on crime and disorder in this area.



## Merrion Street

In the past year a new night time economy area has been developed at the north end of New Briggate, around a side street which is an extension of Merrion Street. There are a number of new late night bars, with a food offer opening in this area in the last year. With the imminent opening of three more premises in this area, it is expected that this part of the city will become very busy and vibrant after midnight.

The Police report shows a slight increase in calls for service (Appendix 1 to the Police report “Analysis of Leeds City Centre High Volume Night-time Economy Related Crime”), which shows a small increase in nuisance in this area.



This area remains in the amber area this year, as this provides the most flexibility to negotiate with applicants regarding safeguards that can be put in place to prevent this area becoming a crime or nuisance hotspot.

## **Conclusion**

The review of the cumulative impact of licensed premises on the city centre shows:

- A continuation of the problems being experienced in the Lower Briggate, Call Lane, Duncan Street triangle
- A reduction of problems in the Assembly Street area which may be temporary
- The removal of the Kirkgate area from the red area to encourage development in this area
- An increase in calls for service indicating nuisance being experienced in the Albion Street area
- Although crime stats are down in the Albion Street Area they still remain high for the city centre, and so are highlighted as a crime hotspot
- An increase in the number of premises in the Merrion Street area which at the moment have not shown an increase in problems in the area

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