



G'OSSCHALKS
SOLICITORS



BY EMAIL AND FIRST CLASS POST
Licensing Department
Leeds City Council
Civic Hall
LEEDS
LS1 1UR

Please ask for: Richard Taylor
Direct Tel: 01482 590216
Email: rjt@gosschalks.co.uk
Our ref: RJT / JB / 098454.21011
#GS228192
Your ref:
Date: 28th July 2015

Dear Sirs

**Re: Licensing Act 2003 – Review Proceedings
Wykebeck Arms, Selby Road Leeds**

We act on behalf of Enterprise Inns PLC. Our client is the freehold owner of these premises and we have received a copy of the application for review of the premises licence issued by West Yorkshire Police.

We would be grateful if you would accept this letter as a formal representation on behalf of our client. Our client owns around 5000 public houses in England and Wales but operates very few. The vast majority of our client's premises are the subject of lease/tenancy agreements by which the tenant operates his/her/its own business out of our client's premises. The lease/tenancy agreement makes it clear that all operational responsibility for the premises lie with the tenant. The Wykebeck Arms is the subject of a 10 year lease in favour of Mr D Walker and Mr M Greaves who have been in occupation of these premises since November 2004.

We have discussed the reasons for the review with the Police. We understand that the Police require the revocation of the Premises Licence to ensure that Messrs Walker and Greaves no longer operate licensable activities from these premises. We understand that the Police would have no objection to the licence continuing/being re-granted once Messrs Walker and Greaves have left the premises.

In the circumstances, our client has arranged the surrender of the Lease. Messrs Walker and Greaves will leave these premises shortly and we anticipate that by the time this matter comes before the Licensing Committee on the 25th August 2015, Messrs Walker and Greaves will have left the premises, an application for Transfer of the Premises Licence to Enterprise Inns will have been made and we will then deal with the application on behalf of our client as premises licence holder.

The purpose of this representation is to ensure that Enterprise Inns PLC is a party to the review proceedings in the event that Messrs Walker and Greaves have not left the premises on 25th August. If that is the case then on account of the fact that the lease is to be surrendered and Messrs Walker and Greaves are to leave the premises, then the licensing objectives can be promoted by suspending the Premises Licence until such time as they have left.

We would be grateful if you would acknowledge receipt of this representation.

Yours faithfully

[Redacted Signature]

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