



Licensing Committee

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16 June 2015

Dear Sirs

Re: Silks Application to renew a Sexual Entertainment Licence at 2, Sovereign Place, Leeds, LS1 4SP.

I am writing to formally object to the application, by Red Carpet Leisure, to renew their licence for SILKS a 'Gentleman's Lounge' providing sexual entertainment including lap dancing, pole dancing and strip tease at 2 Sovereign Place, Leeds, LS1 4SP.

The licence renewal should be refused on the basis that the use is inappropriate in this location, as set out in the Council's Statement of Licensing Policy for Sex Establishments.

The Statement of Licensing Policy sets out discretionary grounds for refusal, taking into regard:-

- The character of the relevant locality;
- Use of premises in the vicinity
- Layout, character, condition or location of the premises

The policy also goes on to state that the Council agrees that there are number of specific areas where SEVs are inappropriate to be located due to the sensitive nature of uses. It is stated in the Policy that the Council agrees that parks are a sensitive location and that 'generally SEVs are not appropriate near them'.

The Sovereign Square green space is currently being constructed and it is located immediately adjacent to Silks. It will be the first new park space created in the city centre for many years. The park space which opens in October 2015, will be an exemplar of high quality landscape design and horticulture and will offer open access to the growing city centre business and residential community.



The new park space is more than half a hectare in size and consists of 4 distinct zones: the viaduct; the rain garden; the grove and the square. I have highlighted the greenspace on the attached plans. The viaduct area sits in front of the railway arches from Neville Street all the way across the site to Swinegate. It is a large area of York stone paving which contains the key installation in the greenspace – an interactive water feature that will be appealing to children, along with seating and a pedestrian disabled access ramp that starts in Sovereign Place directly in front of SILKS and leads into the park. The viaduct leads into the rain garden, a large planted area providing seating, trees and cycle stands and is a unique element in the site's sustainable drainage system. The Grove sits at the end of the rain garden and is an area of large mature trees with granite stone seating. Finally the Square is an area of raised lawns with trees, shrubs and a series of walls with integrated seats.

The Sovereign Square park will provide a new location for social interaction, outdoor events or simply relaxation. Critically for this objection, the design and development of this park supports the Council's ambition to be a 'Child Friendly' city, where children and young people find the city centre welcoming and safe, with friendly places to go, have fun and play.

Construction of the greenspace began in January 2015, with the main works to complete at the end of October 2015 and the planting works to be completed by the end of December 2015.

The development of Sovereign Square as a pivotal location for new business and recreation was identified in the Sovereign Street Planning Statement, adopted by the Council in 2011.

The first phase of this transformation is complete with the construction of the new Yorkshire Headquarters of KPMG which completed at the end of 2014. KPMG are currently undertaking their 'fit out' of their building which is expected to complete 28th August 2015 with full occupation by staff anticipated mid October 2015. The second phase of the development is the Sovereign Square green space and the third phase – the new Bruntwood development at 3, Sovereign Square, is currently under construction. Practical Completion of the Bruntwood Development is scheduled for July 2016. The building will offer circa 90,000 sq.ft. primarily office development, with a café and restaurant on the ground floor fronting the new greenspace providing active frontages and 51,000sq.ft offices pre-let to Addleshaw Goddard, solicitors.

The Council is keen to promote active ground floor frontages and we are mindful that Silks will not have an active day time frontage due to the nature of its use.

There is one final development plot on site, 2, Sovereign Square, for which marketing will commence in October 2015. The uses appropriate for this site include offices, residential, and hotel over retail and leisure with active ground floor uses such and café and/or restaurant that will spill out on to the green space. In addition to all of these developments an independent kiosk is also proposed within the park, to contribute to the attractive south facing vibrant offer.

The Sovereign Square scheme is now very close to realising its vision to become a 21st century park space and be a new addition to the Council's city centre portfolio of parks and open spaces such as Millennium Square, City Square, Park Square and Merrion Street Gardens.

However the Council's vision for Sovereign Square extends way beyond the site itself. Sovereign Square is a pivotal location in the city centre and will be a key business and leisure hub for the city. It is adjacent to the Leeds Waterfront, a growing city centre residential

population. This area will see the completion of the new Southern Station entrance (due to complete at the end of 2015) and will be connected to Sovereign Square through additional public realm enhancements at Little Neville Street and the new road crossing which is already complete. Feasibility work has also commenced on a new pedestrian footbridge across the River Aire close to Sovereign Square. The bridge is included in both the Sovereign Square Planning Statement and the South Bank Planning Statement (adopted October 2011) which identifies the Council aspirations to link the South Bank of the river to the city centre.

If the Silks Sexual Entertainment licence is renewed, it will undermine, the Council's ambition to make the new Sovereign Square a safe and attractive place for families and children to visit.

In consideration of all of the above points, I object to the application and request that permission is refused for the application by Red Carpet Leisure to continue operating as a sex establishment at Sovereign Place.

Yours faithfully

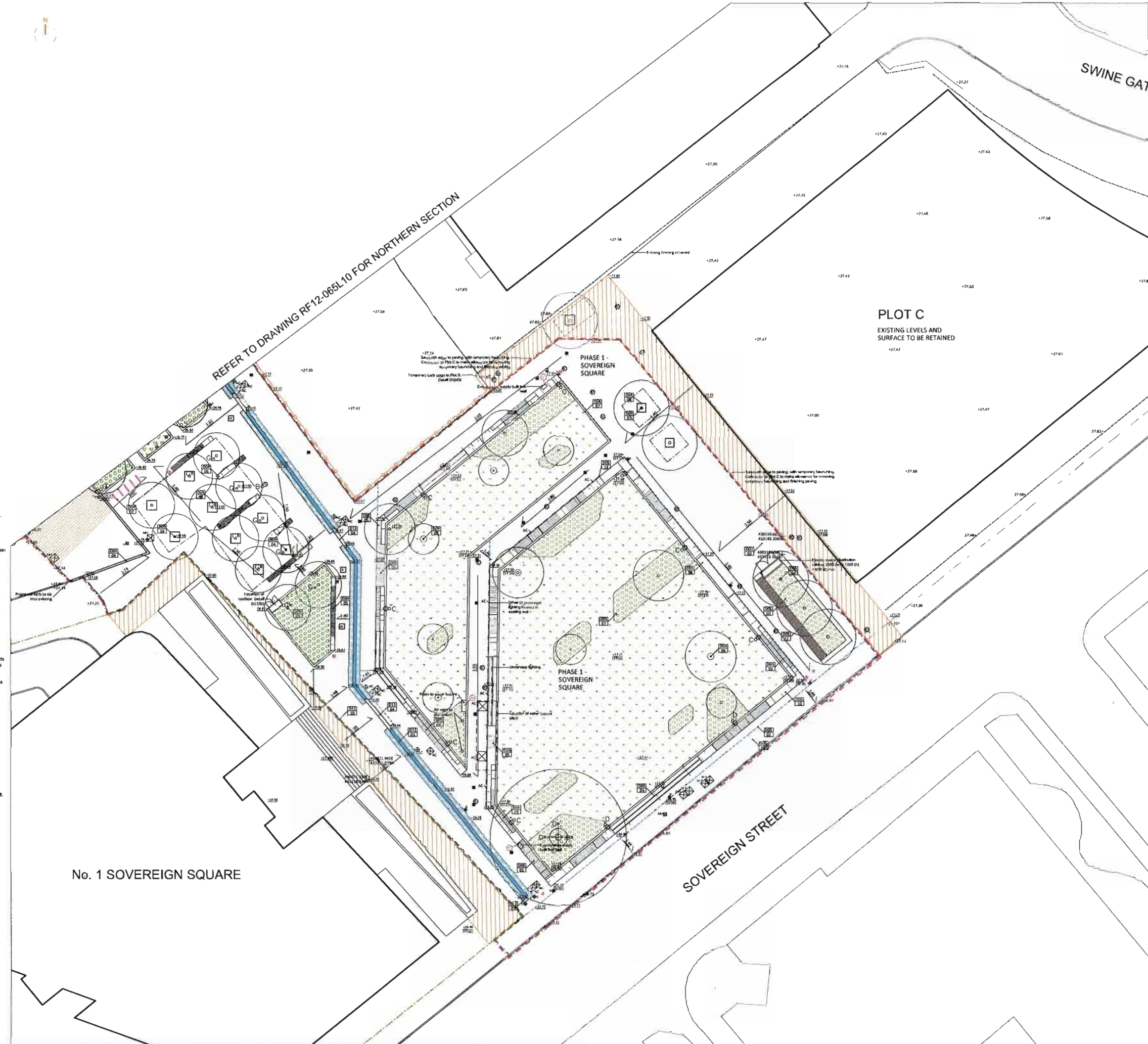
A solid black rectangular box used to redact the signature of Martin Farrington.

Martin Farrington
Director of City Development

Cc Councillor Richard Lewis, Executive Member for Regeneration, Transport and Planning

KEY:

- Site Boundary
- KPMG No. 1 Sovereign Square boundary (under separate contract). Along boundary with No. 1 Sovereign Square brass studs should be fixed to the parking as drawing RF12-065D1110 & specification item G10/337
- Phase 1 Boundary
- Paving with others ownership, matching Q25.330A. Paving along this edge will be left as saw tooth. Contractor to make allowance for removing temporary haunching and finishing paving within KPMG boundary & installing temporary haunching to paving within Plot C boundary. Refer to drawing RF12-065L10 for detail.
- Kerb edge:
Buff Yorkstone kerbs laid on site footing and mortar bed to engineer's detail. Refer to Kerb and Edge Layout drawing RF12-065-L14
- Temporary surface to Access Road & Viaduct:
Vehicle grade Asphalt concrete with spray and tar finish to engineer's detail. Colour: buff.
- Buff Yorkstone Paving in 250mm x random lengths x 75mm (77% of area) and similar approved, laid over rigid base. Q25.330A. Refer to drawing RF12-065D1102 for laying pattern
- Cropped Paving to edge of F&E:
Buff Yorkstone Cropped Paving. 3 courses of 150xrandom lengths x 75mm or similar approved, laid over rigid base. Q25.330B & Q25.330C
- R&I Water Feature:
300x100mm deep water channel with dark granite set inlay. Refer to Fountain Worktop Details and Materials Specification Items Q10.124 & Q25.331
- R&I Crossing Points:
2m wide crossing over F&E; mid-grey granite setts to match R&I inlay. Refer to Drawing RF12-065-D13 and Materials Specification Item Q25.334
- Lawn Feature seat and walling:
Buff Yorkstone steps, similar seating, bronze anti-skate detailing and dark granite wall cladding. Refer to Drawings RF12-065-D05 & 06, F21.110A, F21.110B & Q50.221
- Benches:
Hardwood timber stained benches with armrest details, with dark granite wall cladding. Refer to drawing Materials Specification Items F21.110A, Q50.226A
- Manholes/Access Covers:
Misc. Existing Manholes replaced with new in-kind covers (paving / bond to match adjacent areas). Refer to engineer's drawings for detail.
AC: New Access Covers to Water feature pump and lighting drivers. In wall drivers, or in-kind covers as indicated (paving / bond cladding to match adjacent areas).
- Inspection chamber:
IC: Inspection chamber to be in-kind covers (paving / bond to match adjacent areas). Refer to drainage engineer's drawings for detail.
- Gully with chain grate:
Refer to drainage engineer's drawings for detail
- Electrical cable duct access:
Refer to electrical drawings for details
- Slole drain:
G&C: paved slole drain. Refer to drainage engineer's drawings for detail and specification.
- Water (W) & Electricity (E) Points:
Refer to engineer's details for specification
- Bolts:
Hex: 1m high square section steel bolts powder coated set in concrete foundation. Refer to drawing RF12-065-D10 Materials Specification Item Q50.190
- Bins:
Galvalume steel bins powder coated black to match bolts. Refer to drawing RF12-065-D10, Q50.240
- Cycle Racks:
Hex: cycle racks to match bins and bolts. Refer to drawing RF12-065-D04, Q50.210A
- Handrails/Balustrades:
Refer to Drawing RF12-065-D10 & Specification reference L37.150 for Handrails. Refer to Drawing RF12-012007 for balustrade details. & Specification Reference Cat.1.110A
- Bronze armrest to seating:
Refer to Drawing RF12-065-D11 & Specification reference Q50.222
- Anti-skate strips to lawn wall seating:
Refer to Drawing RF12-065-D11 & Specification reference Q50.223
- Fence:
Timber post and 3 rail fence 1.2m high to boundary of Plot B Q48.210
- Existing fence to site boundary retained
- Lighting:
C: Column G&G: ground uplighter K&W: wall mounted lighting H: bollards & light poles. Refer to Hoare Lea drawings, specifications and details
- Lighting:
L: Linear wall strip lighting. Refer to Hoare Lea drawings, specifications and details
- Large feature tree:
Refer to Planting Plan RF12-065-L12 for details. Refer to Materials Specification Items in section Q31
- Street / Ornamental / Shade Trees:
Refer to Planting Plans RF12-065-L12 & L13 for details. Materials Specification Items in section Q31
- Tree grilles to trees in hard:
Grilles in-kind with paving (paving / bond to match adjacent areas) Refer to Material Specification ...
- Tree pits to trees in hard:
Refer to Planting Plans RF12-065-L12 & L13 & Tree Details RF12-065-D09. Material Specification Items in section Q31
- Lawn:
Lawn: L3: Ryegrass Turf. Refer to Planting Plans RF12-065-L12 & L13 for details. Material Specification Item Q30.400
- Ornamental Planting:
Mixed Planting beds refer to Planting Plans RF12-065-L12 & L13 for details and Materials Specification Items in section Q31.
- Rain Garden Planting:
Refer to drawing RF12-065-D03 and planting plan RF12-065-L13 for details and Materials Specification Items in section Q31.
- Proposed levels
(existing levels removed at location in brackets)
- Existing levels retained
- Drawing number reference (Prefix: RF12-065)
- Detail Reference Number



NOTES:
This drawing is to be read in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of re-form landscape architecture limited in writing before commencing on site.

The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of re-form landscape architecture limited in writing before commencing on site.

All dimensions in mm, unless otherwise stated.

Do not scale from this drawing.

All sub base and concrete specification to engineer's details.

Waterproofing of any element to be specified by others.

All proprietary products shall be installed in accordance with manufacturers written instructions.

Plants should be ordered to suit site areas in accordance with scheduled plant densities.

Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

15.05.14	AP	Boundary to Plot C removed for F&E, LOC removed. Detail Method Clarified	D	AP
15.11.13	AP	Re-arrange to meet Boundary Survey generated to this condition. Check with Plot B in this area.	C	AP
09.09.13	AC	Finalise arrangements for F&E water feature. In-kind armrest to seating. In-kind benches to match adjacent areas. Refer to drawing RF12-065-D03 for details. Refer to drawing RF12-065-L13 for details.	B	AP
15.01.13	AP		A	AP

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Drawing status: FOR TENDER

Client: LEEDS CITY COUNCIL

Project: SOVEREIGN SQUARE, LEEDS

Drawing title: GENERAL ARRANGEMENT (PHASE 1) SOUTHERN SECTION OPTION 1

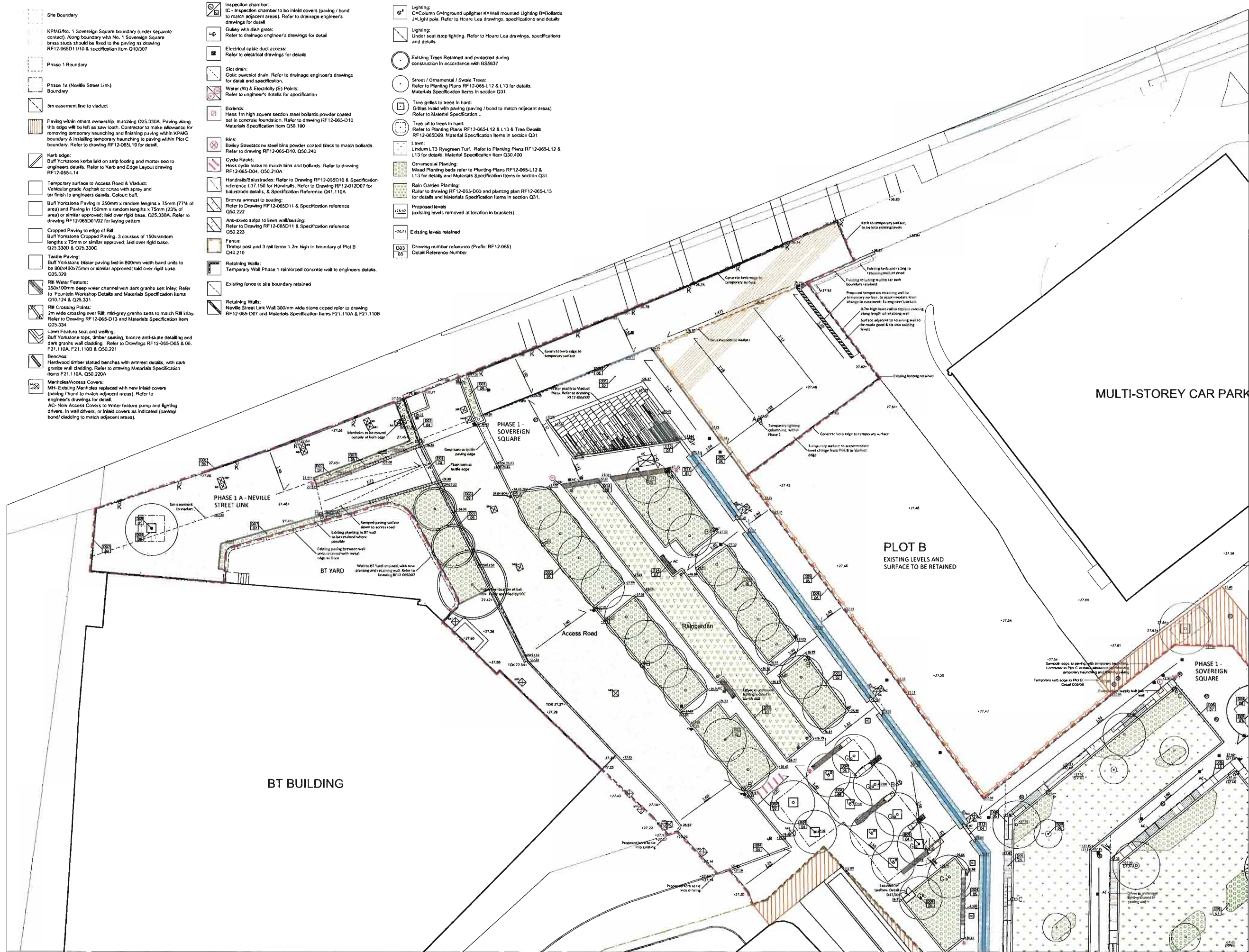
Drawn by: AN	Checked by: AP	Drawn date: 14.06.2013	Checked date: 14.06.2013
Drawing number: RF12-065-L09	Revision: D		

KEY:

- Site Boundary
- KPMG No. 1 Sovereign Square boundary (under separate contract). Along boundary with No. 1 Sovereign Square brass studs should be fixed to the paving in drawing RF12-065D11/10 & specification item Q10/307
- Phase 1 Boundary
- Phase 1a (Neville Street Link) Boundary
- 5m easement line to viaduct
- Paving within others ownership, matching Q25.330A. Paving along this edge will be left as saw tooth. Contractor to make allowance for removing temporary haunching and finishing paving within KPMG boundary & installing temporary haunching to paving within Plot C boundary. Refer to drawing RF12-065L19 for detail.
- Kerb edge: Buff Yorkstone kerb laid on slrp footing and mortar bed to engineers details. Refer to Kerb and Edge Layout drawing RF12-065-L14
- Temporary surface to Access Road & Viaduct: Vehicular grade Asphalt concrete with spray and tar finish to engineers details. Colour: buff.
- Buff Yorkstone Paving in 250mm x random lengths x 75mm (77% of area) and Paving in 150mm x random lengths x 75mm (23% of area) or similar approved: laid over rigid base. Q25.330A. Refer to drawing RF12-065D10/2 for laying pattern.
- Cropped Paving to edge of RB: Buff Yorkstone Cropped Paving. 3 courses of 150mm random lengths x 75mm or similar approved: laid over rigid base. Q25.330B & Q25.330C
- Tackle Paving: Buff Yorkstone Water paving laid in 800mm wide band units to be 800x400x75mm or similar approved: laid over rigid base. Q25.330
- RB Water Feature: 350x100mm deep water channel with dark granite set inlay. Refer to Fountain Workshop Details and Materials Specification Items Q10.124 & Q25.331
- RB Crossing Points: 2m wide crossing over RB: mid-grey granite sets to match RB inlay. Refer to Drawing RF12-065-D13 and Materials Specification Item Q25.334
- Lawn Feature seal and walling: Buff Yorkstone tops, timber seating, bronze anti-skate detailing and dark granite wall cladding. Refer to Drawings RF12-065-D05 & 06, F21.110A, F21.110B & Q50.221
- Benches: Hardwood timber slatted benches with armrest details, with dark granite wall cladding. Refer to drawing Materials Specification Items F21.110A, Q50.220A
- Manholes/Access Covers: MH- Existing Manholes replaced with new in-laid covers (paving / bond to match adjacent areas). Refer to engineer's drawings for detail. AC- New Access Covers to Water feature pump and lighting drivers. In wall drivers, or in-laid covers as indicated (paving / bond) cladding to match adjacent areas.

- Inspection chamber: IC - Inspection chamber to be in-laid covers (paving / bond to match adjacent areas). Refer to drainage engineer's drawings for detail.
- Gully with deck grate: Refer to drainage engineer's drawings for detail
- Electrical cable duct access: Refer to electrical drawings for details
- Silt drain: Gothic paved silt drain. Refer to drainage engineer's drawings for detail and specification.
- Water (W) & Electricity (E) Points: Refer to engineer's details for specification
- Bolliers: Hess 1m high square section steel bolliers powder coated set in concrete foundation. Refer to drawing RF12-065-L10 Materials Specification item Q50.190
- Bins: Bailey Street scene steel bins powder coated black to match bolliers. Refer to drawing RF12-065-D10, Q50.240
- Cycle Racks: Hess cycle racks to match bins and bolliers. Refer to drawing RF12-065-D04, Q50.210A
- Handrails/Balustrades: Refer to Drawing RF12-055D10 & Specification reference L37.150 for Handrails. Refer to Drawing RF12-012D07 for balustrade details, & Specification Reference Q41.110A
- Bronze armrest to seating: Refer to Drawing RF12-065D11 & Specification reference Q50.222
- Anti-skate strips to lawn wall/seating: Refer to Drawing RF12-065D11 & Specification reference Q50.223
- Fence: Timber post and 3 rail fence 1.2m high in boundary of Plot B Q40.210
- Retaining Walls: Temporary Wall Phase 1 reinforced concrete wall to engineers details.
- Existing fence to site boundary retained
- Retaining Walls: Neville Street Link Wall 300mm wide stone coped refer to drawing RF12-065-D07 and Materials Specification Items F21.110A & F21.110B

- Lighting: C=Column Grolinground uplighter K=Wall mounted Lighting B=Ballards J=Light pole. Refer to Hoare Lea drawings, specifications and details
- Lighting: Under seat /step lighting. Refer to Hoare Lea drawings, specifications and details
- Existing Trees Retained and protected during construction in accordance with BS5837
- Street / Ornamental / Swale Trees: Refer to Planting Plans RF12-065-L12 & L13 for details. Materials Specification Items in section Q31
- Tree grilles to trees in hard: Grilles in-laid with paving (paving / bond to match adjacent areas) Refer to Materials Specification ..
- Tree pit to trees in hard: Refer to Planting Plans RF12-065-L12 & L13 & Tree Details RF12-065D09. Material Specification Items in section Q31
- Lawn: Lindrum L13 Ryegrass Turf. Refer to Planting Plans RF12-065-L12 & L13 for details. Material Specification Item Q30.400
- Ornamental Planting: Mixed Planting beds refer to Planting Plans RF12-065-L12 & L13 for details and Materials Specification Items in section Q31.
- Rain Garden Planting: Refer to drawing RF12-065-D03 and planting plan RF12-065-L13 for details and Materials Specification Items in section Q31.
- Proposed levels (existing levels removed at location in brackets)
- Existing levels retained
- Drawing number reference (Prefix: RF 12-065)
- Detail Reference Number



NOTES:
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Waterproofing of any element to be specified by others.

All proprietary products shall be installed in accordance with manufacturers written instructions.

Plants should be ordered to suit site areas in accordance with scheduled plant densities.

Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

18.03.14	AP	Site Boundary to plot C amended to plot C, L1, L2, L3	C	AP
18.11.13	AP	BT Water Feature, access to plot C, L1, L2, L3	B	AP
05.08.13	AP	Final amendments to all & water feature: levels amended throughout	A	AP

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DRAWING STATUS
FOR TENDER

Client
LEEDS CITY COUNCIL

Project
SOVEREIGN SQUARE, LEEDS

Drawing title
**GENERAL ARRANGEMENT
 (PHASE 1) NORTHERN SECTION OPTION 1**

Drawn by 1:200	Checked by AN	Issue date 14.06.2013
Scale A1	Author AP	Drawn by 14.06.2013

Drawing number
RF12-065-L10

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REFER TO DRAWING RF12-065L09 FOR SOUTHERN SECTION