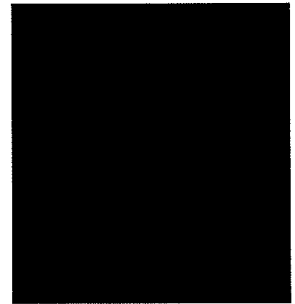
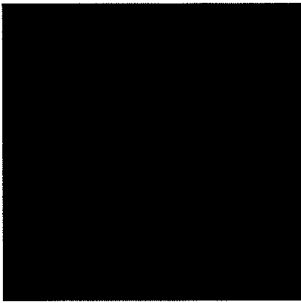
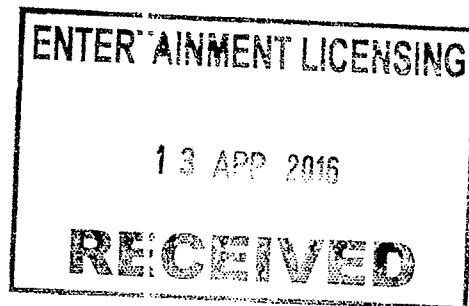


MU

03754/001



Tuesday, 12 April 2016



Dear Sirs,

Ref: PREM/03754/001: 27 Wellington Street, Leeds, LS1 4EA, Application of a premises licence by Geoff Thornton.

We are the residential owners association (65 apartments) for City Central, incorporated under the Commonhold & Leasehold Reform Act 2002 as a Right to Manage Company (■■■■■) and we are writing to register our objection to the application of a premises licence for the premises known as D.O.C. – 27 Wellington Street, Leeds, LS1 4EA, by Geoff Thornton. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour and it is also bound to cause substantial nuisance to the residents of the building.

The application proposes that alcohol will be sold and consumed on the premises presumably seven days a week from morning (8:00am) until late night (23:00). Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that a number of studies have pointed out the overall cost¹ for Leeds at £438m, the majority of which is borne by the hospitals and police/courts. The number is significant as it emphasizes the substantial negative impact of alcohol-related behaviour on the quality of life for city centre residents where the overwhelming number of incidents occur². We accept that the Council has made improvements in its efforts to address the issue but said problems still remain, corroborated by more recent reports³.

As we self-manage the premises of City Central and we are in possession of the structural plans, we also have to inform you that the unit lacks the necessary noise insulation in its walls and ceiling to prevent causing nuisance to both the apartments directly above it and adjacent ones (from the inevitable reverberations through the common areas) due to loud music/subsequent loud conversations. The walls consist mainly of plaster-board with just

¹ The Economic and Social Costs of Alcohol-Related Harm in Leeds 2008-2009 – North West Public Health Observatory. Available online at: <http://democracy.leeds.gov.uk/documents/s52344/appendix.pdf>

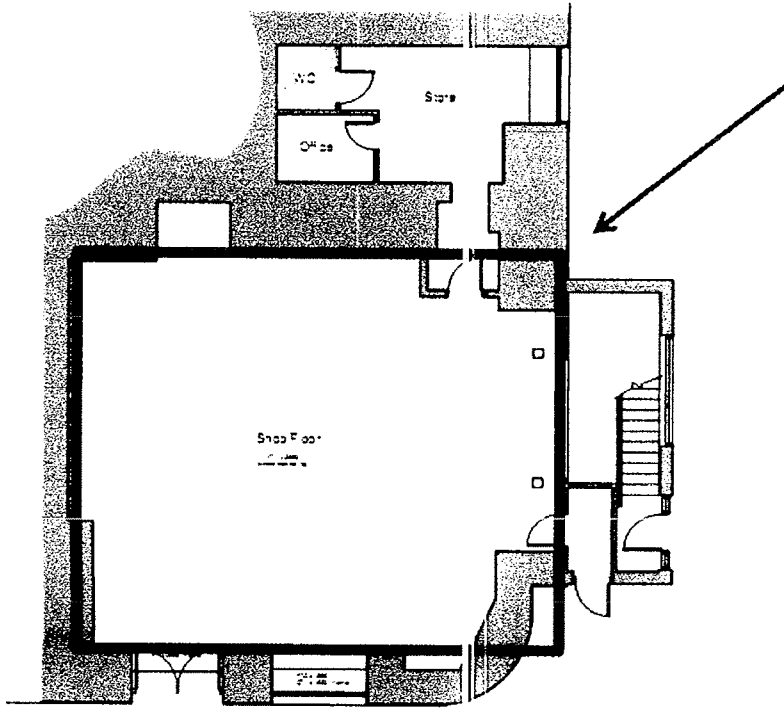
² Alcohol Related Harm in Yorkshire and the Humber, Yorkshire and Humber Public Health Observatory

³ Report 2012-2013 by Public Health England - (Spreadsheets – Area Profiles) Website: <https://www.gov.uk/government/organisations/public-health-england>



thermal insulation and the ceiling is steel joists infilled with cement and a very thin layer of thermal and noise insulation. There is nothing in the applicant planning application (Application No: 16/00481) that addresses this issue.

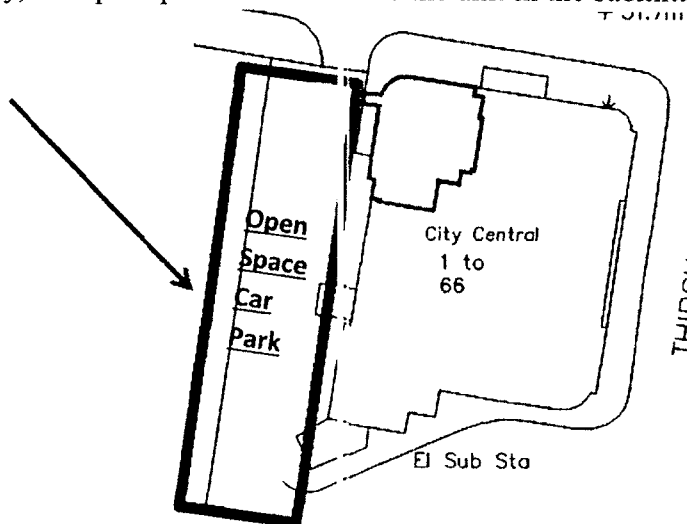
The noise will also be amplified due to the size of the area as well. We note that in the planning application (Application No: 16/00481) the net tradeable area is declared as 104m². **That is incorrect.** The tradeable area of the unit highlighted below⁴ does not exceed 50m².



EXISTING - Ground Floor Plan

The unit also exits out into the public pavement area of Wellington Street and lacks its own outside space. Customers smoking will be out in the public pavement and directly beneath the windows of the first-floor flats in the front of the building causing further nuisance.

Additionally, the open space shown next to the unit in the submitted plans, is our open space car-park.



⁴ Plan taken from applicant's Existing and Proposed Floor Plans and Elevations document.



Being a Victorian building we lack a secure underground car-park and that space is filled with allocated car-park spaces that our residents use. There is the serious possibility of damage or worse to our residents' property from drinking customers as apart from the public pavement that is the only other available outside area where they are likely to congregate.

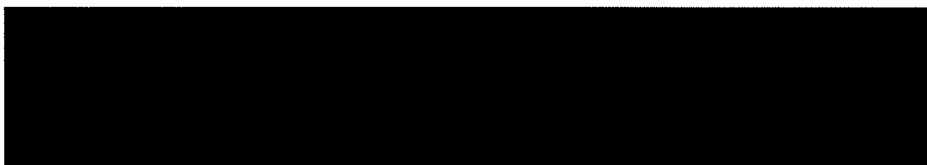
In the planning application under the heading of Waste Storage and Collection it is also claimed that there are pre-existing arrangements for both normal and recyclable waste. That is also incorrect. We have made space in our bin room designated for the use of the residential units, in order to accommodate some of the commercial units but we are at the absolute limits of our capacity and cannot host any additional bins. They unit will therefore need additional bins that will have to be located outside, marring the image of the building and area in addition to the safety implications and contrary to our Health & Safety assessment and building insurer's instructions. As there is no right to by the commercial units to host any bins on our grounds, they will have to be placed on public areas (i.e. pavement).

We note that one of the Leeds City Council's main aims is to make the city centre liveable. Increasing the sources of nuisance for existing residents will be contrary to that aim especially in a conservation area that is almost exclusively residential/office space despite being so centrally located. Visitors and residents to the city already have a plethora of various kinds of drinking establishments to choose from, just to the east and north of the main Leeds train station.

Such a small unit has nothing distinctive to offer to the area and the applicant has not taken any care to address noise/nuisance or even waste issues as evidenced by his planning application (Application No: 16/00481). The presence of a bar in this conservation zone and particularly in our building can only compound issues with anti-social behaviour and disorder.

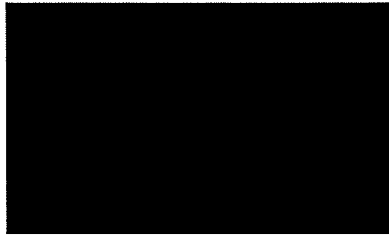
In view of the above, we would like to urge the Licensing Authority to refuse the application.

Yours faithfully,

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MU

03754/001



13.4.16

ENTERTAINMENT LICENSING SECTION

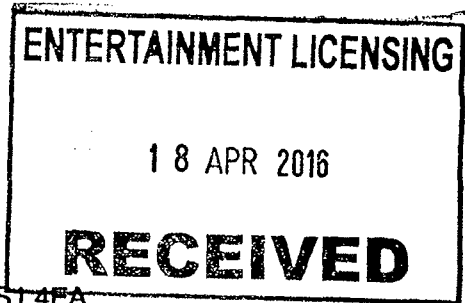
Leeds City Council

Civic Hall

Leeds

LS1 1UR

Dear Sirs



RE: PREM/03754/001 – 27 WELLINGTON STREET LEEDS LS1 4EA

I am writing to register my strenuous objection to the application of a premises licence for the premises known as D.O.C. – 27 Wellington Street, Leeds, LS1 4EA, by Geoff Thornton. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour and it is also bound to cause substantial nuisance to the residents of the building.

The building has owner occupiers and tenants which includes families. I do not want intoxicated persons using the entrance as a toilet which is inevitably what will happen if a license is granted. In addition the change of use should not be granted.

[Redacted] has requested the proposed change of use and liquor license. The peace and enjoyment of my tenants will be adversely affected if a bar is allowed to open. A number of tenants have work commitments, it is not fair given the number of bars in the area that a bar should open in a residential building, and this is completely averse to the usage of the building.

The bar also proposes a health and security risk with inevitable refuse dropping. It is also not attractive for people to congregate around a residential area where young women and children reside.

The application proposes that alcohol will be sold and consumed on the premises presumably seven days a week from morning (8:00am) until late night (23:00). Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that a number of studies have pointed out the overall cost for Leeds at £438m, the majority of which is borne by the hospitals and police/courts. The number is significant as it emphasizes the substantial negative impact of alcohol-related behaviour on the quality of life for

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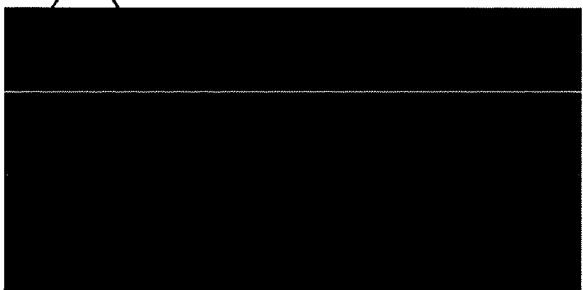
Entertainment Licensing section

city centre residents where the overwhelming number of incidents occurs. Being a Victorian building we lack a secure underground car-park and that space is filled with allocated car-park spaces that our residents use. There is the serious possibility of damage or worse to our residents' property from drinking customers as apart from the public pavement that is the only other available outside area where they are likely to congregate.

I note that one of the Leeds City Council's main aims is to make the city centre liveable. Increasing the sources of nuisance for existing residents will be contrary to that aim especially in a conservation area that is almost exclusively residential/office space despite being so centrally located. Visitors and residents to the city already have a plethora of various kinds of drinking establishments to choose from, just to the east and north of the main Leeds train station.

Such a small unit has nothing distinctive to offer to the area and the applicant has not taken any care to address noise/nuisance or even waste issues as evidenced by his planning application (Application No: 16/00481). The presence of a bar in this conservation zone and particularly in our building can only compound issues with anti-social behaviour and disorder.

In view of the above, I would like to urge the Licensing Authority to refuse the application.





15 April 2016

Entertainment Licencing Section
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Dear Sir/Madam

Ref: PREM/03754/001 - 27 Wellington Street, Leeds, LS1 4EA

Following the application of the Buca di Pizza leaseholder (Mr Geoff Thornton) for a change of use of former convenience store (Nisa/Loco) to a bar, we received notice that he has also now applied for an Alcohol licence.

We strongly object to the above application. As owners of one of the apartments our main concern is for the residents of the building. We understand that the application is for alcohol to be sold and consumed on the premises from 08:00 until 23:00, presumably seven days a week.

There is no outside area provided for smokers or those wishing to drink outside other than the car parking area which is there for the residents use only of the building and not as we understand it, for the commercial users of the building and their customers. It is unfortunately inevitable that where alcohol is consumed there is a rise in crime/disorder and anti-social behaviour in the vicinity. This will impact considerably on the local residents affecting there well being and safety.

The car parking area will be particularly susceptible to noise, anti-social behaviour and waste pollution. In addition damage to residents cars is likely to be a much increased risk increasing the likelihood of crime/disorder in the area.

Yours faithfully 

