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Environmental Protection Team
Leeds City Council
Millshaw Park Way
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Contact: Mr Gurdip Mudhar
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Our reference: 16/50946/EPLA01
Date: 12 July 2016

Dear Madam

Licensing Act 2003

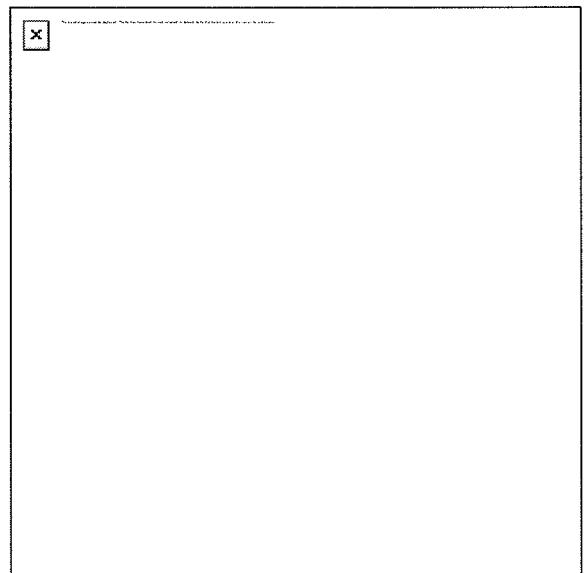
Name and Address of Premises: Thomas Osborne, Street Lane, Roundhay, Leeds, LS8 1AP

Letter of Representation – Full Objection

We refer to your licensing application for Variation of the Licence for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

We base our objection on the following matters:

- The potential for noise disturbance from arriving / leaving of the patrons including that from the vehicles, where such disturbance may adversely affect sleep and other loss of the use and enjoyment of the neighbouring residential properties.
- That the hours of operation applied for would set a precedent in an area already served by late opening venues. If the precedent was set and other businesses granted such hours then there would be a significant added impact of noise disturbance deeper into the early morning hours to the surrounding residential premises.



- We also base our objection on experience including that specifically associated with the premises when it was formerly known the Streets of Leeds and the area including data relating to complaints received from members of the public. We have not received any complaints relating to public nuisance since the premises are under the current ownership, however, that the lack of complaints does not automatically equate to a lack of potential for disturbance should this application be granted.

Description of the applicant venue, and the surrounding area

Please refer to Appendix 1 Map of Surrounding Area

The application premises are Located on a busy Street Lane and lies within a mixed residential and commercial area of Rounday Leeds. It is situated on the junction of Street Lane and Sutherland Avenue Leeds 8. The vehicles ingress and egress from the venue car park via the main entrance on Sutherland Avenue. The properties nearest to the licensed venue are situated immediately adjacent to the main entrance to the car park together more residential properties (with their rear bedrooms with openable windows) overlooking the car park. There are other similar licenced venues (The Deer Park and Napa Bar) located further up the Street Lane.

Summary of Current and the Proposed Hours of Licensable Activities

For comparison purposes the table below shows the standard hours of current licensable activities and the proposed standard hours under this variation:

Hours of current Licensable Activities	Hours of Proposed Licensable Activities	Current Opening Hours	Proposed opening Hours
Friday – Saturday 10:00 - 00:00	Friday- Saturday 10:00 - 01:00	Friday- Saturday 10:00 – 00:30	Friday- Saturday 10:00 – 01:30
Sunday – Thursday 10:00 - 23:00	Sunday – Thursday 10:00 - 00:00	Sunday – Thursday 10:00 – 00:00	Sunday – Thursday 10:00 – 00:30

Non-standard Timings

The applicant as also proposed to extend the opening hours during the bank holidays and other special occasions which are shown in the application.

Current Non-Standard Opening Hours	Proposed Non-Standard Opening Hours.
10:00 Hours – 1:30 Hours	10:00 Hours – 2:30 Hours

Public Nuisance impact from the proposed extension of opening hours (standard and non-standard timings)

Given the close proximity of residential properties to the licensed premises it is our concern that extending the opening hours / terminal hours is not compatible with the character of this area will give rise to nuisance complaints due to the reasons as shown below and cannot be controlled by imposing any additional conditions or by displaying any additional notices. Any attempts by the door supervisors to control the patron's behaviour in the external areas and movement of vehicles in the car park will only have a limited effect to avert incidents that may cause noise disturbance.

Possible Environmental Health Concerns

- Noise disturbance to residents from coming and goings of patrons during the later part of the night when the background noise levels will be relatively low as the evening progresses.

- Noises associated with vehicles when patrons are leaving the venue during the later part of the evening or late at night; slamming doors, revving and idling engines (poorly maintained engines and poor driving), playing of car stereos, sounding horns or screeching tyres.
- Congregation of patrons in the external smoking area and loitering and chatting in the car park.
- An increase in terminal hours late into the night will encourage patrons cruising from other licensed premises (with shorter opening hours) to this premises hence creating noise.

In view of these concerns, Leeds City Council's Health and Environmental Action Service fully objects to this application being granted as it will likely to cause noise nuisance to neighbouring noise sensitive properties thus undermining the prevention of public nuisance objective of the Licensing Act 2003.

Yours faithfully

Gurdip Mudhar
Environmental Health Officer

APPENDIX A



