



**Leeds District Licensing Department**

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17<sup>th</sup> October 2016

Mr Paddy Whur  
Woods Whur 2014 Ltd  
Devonshire Place  
38 York Place  
Leeds  
LS1 2ED

C.c. Entertainment Licensing Section, Leeds City Council, Civic Hall, Leeds, LS1 1UR

**RE: HALO & THE JOINT, 178 WOODHOUSE LANE, LEEDS, LS2 9HB  
VARIATION OF PREMISES LICENCE – PREM/00867/011 – LICENSING ACT 2003  
POLICE – LETTER OF REPRESENTATION – FULL OBJECTION**

Thank you for submitting your variation application for the above premises, received by West Yorkshire Police (WYP) on 19<sup>th</sup> September 2016.

The premises have been closed since the beginning of December 2014 following a serious incident and a subsequent action plan meeting where [REDACTED] the Premises Licence Holder (PLH) was informed that an imminent review was being considered. In January 2015, 'The Joint' section of the venue reopened as 'Get Baked' in a restaurant capacity, whilst the 'Halo' nightclub area remained closed until October 2016. During this period of time, there were no concerns over the venue as the nightclub was closed.

The PLH took control of the club during Freshers' week in September 2013 and traded as a nightclub until December 2014. Within this period the premises were closed from June 2014 until September 2014 for refurbishment and a change of style in operation. This however did not occur and it reopened without any changes being made. This meant that even though [REDACTED] ran 'Halo' for 15 months, it only actually operated over a 12 month period.

Within this 12 month period, there were high levels of calls for service reported to WYP which were linked to this location - in excess of 100. Looking at the incidents reported / recorded, there were 80 thefts, 26 alleged assaults, varying in severity, and 4 sexual assaults. Due to the number and nature of the reports attributed to the premises, various meetings took place with the management of 'Halo'.

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In October 2013, Leeds City Council (LCC) Licensing and I attended a meeting to introduce ourselves to the new premises management. During this meeting concerns were raised over the 60p vodka promotion on a Friday night. The promotion itself was explained and they advised that they did not plan to continue with it after the coming Friday night. The PLH was also informed that the premises had attracted recent complaints about noise leakage and lack of control of customers who were queuing to attend the venue. From this meeting, the new operators agreed to look into these issues and address them.

In the early hours of 5<sup>th</sup> November 2013, WYP received calls relating to serious disorder at Halo. Customers attending the venue had gathered outside, chanting, running around and blocking the arterial road from Leeds City Centre, Woodhouse Lane. It was also reported that a member of their staff had allegedly used a vehicle to drive through the crowds to try and disperse them. Due to complaints and the nature of the anti-social behaviour (ASB)/disorder which had occurred that evening, the premises management attended a meeting with WYP, LCC Licensing and University of Leeds Security to discuss the incident and address other ASB/public nuisance concerns. During the meeting it was explained that the door company had failed to control the situation which allowed the incident to get out of hand. Other issues were also raised during this meeting which suggested that there were continual failings to control the customers outside the venue e.g. customers fighting, empty bottles being thrown and inebriated customers using the wall of the Security Office as a toilet.

In early December 2013 Licensing had been informed that 'Halo' were due to host an event called 'Tequila'. The risks of taking on such a high profile event was not recommended and management were informed that the previous premises to take on this event had been taken for a licence review. Even after the meeting, the venue management decided that with measures in place, they would still run the event. Fortunately it was cancelled just prior to it running due to the risks involved.

Over the Christmas 2013 period, three serious incidents took place at the venue during two consecutive evenings. The first incident was reported as a Section 18 Wounding where a male had been knocked unconscious in the smoking area. Officers commented on the levels of intoxication of both the parties involved. The suspect admitted to attending the venue to participate in the £1 drink promotion and went on to advise that he had been drinking for a full 8 hours that evening.

During that same evening a call had been made to the police stating that a female had been raped in the toilets. The complainant confirmed that she had been so heavily intoxicated that she was unable to consent to the activity.

The following evening, another Section 18 Wounding was reported. It was reported that this complainant was assaulted whilst leaving the venue. He was punched and hit his head on the kerb. Fortunately this incident only resulted in heavy bleeding and a night in hospital for observations, but could have ended with a much more serious outcome.

Due to the number and severity of incidents which occurred, an action plan meeting was held on 9<sup>th</sup> January 2014. Discussions took place about the apparent over inebriation of customers and drink promotions which concerned WYP as being a reason for the over intoxication. CCTV was also addressed, as a large proportion of the reported incidents which had occurred did not appear to have been captured as they were in a blind spot. It was agreed that a new system would be installed in the premises when a refurbishment was to take place that coming summer.

In March 2014, the Neighbourhood Policing Team (NPT) Inspectors requested another meeting between WYP and representatives of the PLH, due to the increasing number of calls for service. During this meeting it was suggested that an ID scan machine would be a way forward to try and assist with the reduction of thefts etc. Unfortunately the representatives were against the idea due to cost implications

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and possible delay in admission of customers, even though the door team representative was in favour of it due to the positive results in other Leeds City Centre venues.

The premises closed at the beginning of June 2014 for refurbishment and reopened on 15<sup>th</sup> September 2014 with no alterations made, as a practice run for Freshers' week. Even though there were no calls for service that evening/morning at the premises, complaints were still being received by WYP about the high amount of ASB/public nuisance caused in the area whilst the club was in operation. The University of Leeds reported that there were 27 instances of customers urinating by the Security Office; this practice had been discussed back in the meeting on the 5<sup>th</sup> November 2013 where Management of the venue agreed to employ someone to monitor the area and clean up after their customers. I was subsequently informed that this did not occur.

I viewed CCTV footage from the University of Leeds Security office and witnessed the scale of public nuisance endured that evening. One particular point of interest was a young female sitting by the wall, with a male either side of her. She was clearly heavily intoxicated as during the discussions with the males, her head kept drooping onto her chest and she kept trying to bring herself round to speak to them. Neither of the males had sported an SIA badge and I found it extremely concerning that this female, who was clearly very vulnerable, was not monitored by door staff and one could only hope that the males she was sitting with were her friends.

I witnessed footage from the same evening up 0347hrs. The premises had closed but there did not appear to be any staff assisting with the dispersal of their customers. The footage showed large numbers of customers congregating around the side of the premises, Hilary Place. They were talking and even play fighting with each other. No staff were seen to be moving them on or assisting in the dispersal from their premises.

In addition to the above, on the 23<sup>rd</sup> September 2014 an email was received from officers working the evening before. They advised that there were issues with customers attending the venue, as approximately 1500 were inside but there were about 500 still queuing and door staff had lost control of the situation. To prevent serious issues occurring WYP had to step in and 9 officers attended for a 2 hour period to try and regain control of the situation. Because officers had to attend and could not leave, it had a detrimental effect for the rest of North West Leeds as the officers were unable to assist with other emergencies.

On 9<sup>th</sup> December 2014 there was a call to the police from Ambulance. It was reported that a 'fracas' had occurred outside the club, where a male had been pushed into the road into the path of an oncoming vehicle. Ambulance had been called to assist but upon arrival it was reported that the patient was unconscious and 'the door staff are stopping the ambulance crew from getting to the patient'. An action plan meeting was immediately arranged and Mr Mellor was advised serious consideration was being given to an imminent review. During this meeting, we were advised that 'Halo' had closed due to the incident and they were not planning to reopen as a nightclub but more of a daytime, student union, food led venue.

WYP were aware that 'Get Baked' opened in January 2015 as a food led venue, with an occasional event such as 'Booze for Jews' which whilst it caused a complaint regarding the logo, did not cause an issue with ASB or Crime and Disorder.

Nothing was heard about the 'Halo' aspect of the building reopening until this current variation application was received. From receipt of the application, a social media search revealed that the premises were advertising as a 'multi-media music venue' by the Back to Basics Founder, [REDACTED]

A meeting was held with the PLH on 10<sup>th</sup> October 2016 where the new venture was explained. Concerns were raised that WYP had no confidence that the venue was able to run on a weekly basis with no

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further issues given their history. [REDACTED] advised that he was going to instruct his solicitor to withdraw this application until they were able to prove that they could run without incident. However it appears that this was either not done or the PLH decided against his agreement to offer reassurance. It was also raised that the event due to be held on the 14<sup>th</sup> October 2016 was advertised as running until 0500hrs, however there was no Temporary Event Notice in place and the licence was not currently in place to allow activities until that time. [REDACTED] stated that the event was only until 0300hrs and would get the timing changed on the advert however this was not done.

Because of the issues and complaints raised whilst the PLH was running 'Halo', I believe that the management need to prove that they are now able to control the 'Halo' aspect of the venue and their customers whilst operating within the current operating hours before applying for additional hours. Currently WYP do not have confidence that the operator is able to do this and do not feel that there would be anything at this point in time that they could have offered that would satisfy WYP.

These are premises specific grounds for objecting to this application.

In addition to the above, the application also relates to premises which fall within one of the areas of Leeds currently subject to a policy of cumulative impact, as detailed in the present Statement of Licensing Policy 2014-2018, issued by Leeds City Council as the Licensing Authority.

The area concerned in this particular case is Area 3 – Woodhouse.

The following extract has been taken from the Statement of Licensing Policy of Leeds City Council, in relation to the cumulative impact policy for Area 3 – Woodhouse:

- The most recent evidence and public consultation responses gathered in respect of Area 3 shows that the A660 corridor still experiences a greater proportion of alcohol related crime and antisocial behaviour than the rest of Hyde Park/Woodhouse area. The police attribute this trend to high concentration of licensed venues in the area. There are also worrying signs that displacement of problems may be taking place as evidenced by the strong responses received during the consultation process about public nuisance problems and alcohol fuelled anti-social behaviour and criminal damage.

In terms of location and in terms of applying to operate until 0600hrs on a Friday and Saturday, with additional non-standard timings and no additional measures offered, West Yorkshire Police consider that the application implicates the current policy of cumulative impact in every respect.

Yours faithfully

Cat Sanderson  
Licensing Officer

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Mr Paddy Whur  
Whur 2014 Ltd  
Suite A First Floor  
Devonshire House  
38 York Place  
Leeds  
LS1 2ED

Environmental Protection Team  
Leeds City Council  
Millshaw Park Way  
Leeds  
LS11 0LS

Contact: Mr. Mudhar  
Tel: 0113-3786591

Our reference: PREM/00867/011  
Date: 17 October 2016

Dear Sir

**Licensing Act 2003**

**Name and Address of Premises: Halo & The Joint 177 - 179 Woodhouse Lane,  
Woodhouse, Leeds, LS2 3JT.**

**Letter of Representation – Full Objection**

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a full objection to your application that includes information specifically associated with the premises and the area .

The application premises are situated within the Woodhouse Cumulative Impact Policy area; where it is the council's policy on receipt of relevant representations to apply relevant conditions to all applications to ensure that problems from the City Centre and Woodhouse C.I.P's are not displaced into this area.

The application premises are situated with a mixed commercial and residential area of Leeds. There are numerous privately rented properties situated close to the licensed venue which are predominantly occupied by the students. However, we did not have all the records available to identify all the student accommodation other than a few which are shown on the attached map at **Appendix 1**.

It is often argued that students are relatively more tolerant to noise, it is therefore justifiable to relax the licensing hours in the areas with high student population. I must, however, add that we often receive complaints from students affected by entertainment noise and noises in the streets neighbouring the entertainment venues. Additionally not all the housing around the Leeds University are occupied by the students, there are some properties which are either completely or partly occupied by the owner occupiers / residents.

Although we have received only 1 complaint from the premises in question affecting the residents ( at Blenheim Terrace) in 2014 by way of loud music, we have, however received over 6 complaints ( between 2014 - 2016) from other licenced venues which are situated within approximately 120m radius from the application premises affecting the residents at the same location. This demonstrates that there is the potential for further noise nuisance complaints from the licensed venues the area should the licenced hours are further extended into early hours of the morning.

We feel that the premises have already been permitted very fair and generous terminal hours for licensable activities (until 3:30 am) and any further extensions to closing hours will generate nuisance complaints in particular from regulated entertainment and when the patrons leave the premises.

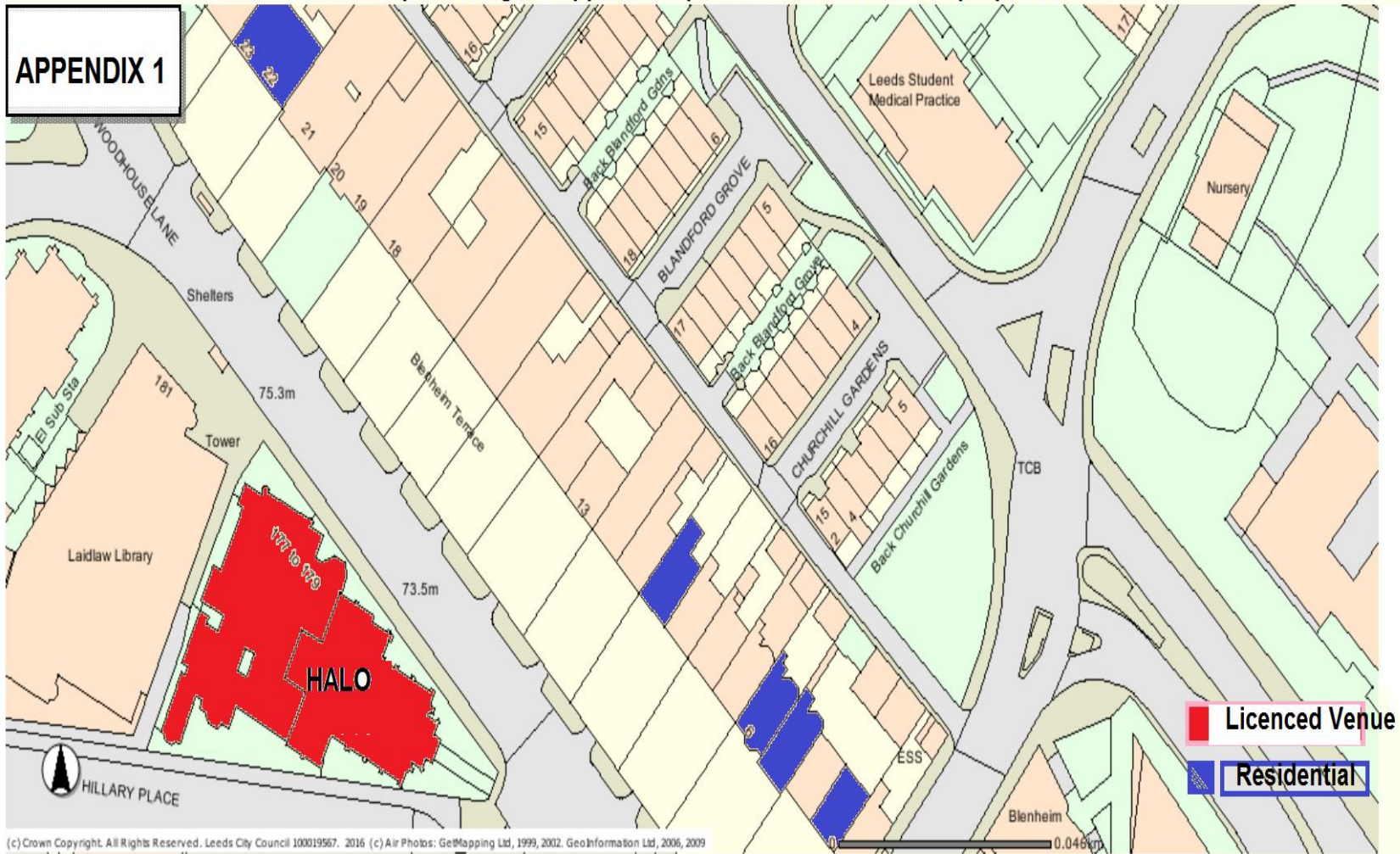
In view of the above concerns we fully objects to this application being granted as it will likely to cause noise nuisance to neighbouring noise sensitive properties thus undermining the prevention of public nuisance objective of the Licensing Act 2003.

Yours faithfully

A solid black rectangular box used to redact the signature of the Environmental Health Officer.

G S Mudhar  
Environmental Health Officer

Map showing the application premises and residential properties



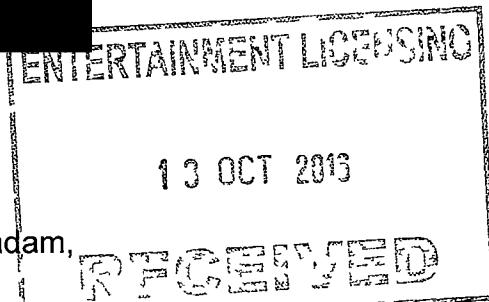
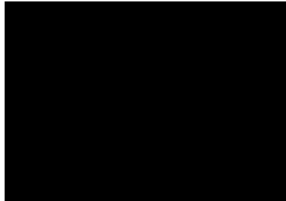
**City Development Department**  
The Leonardo Building  
2 Rossington Street  
LEEDS  
LS2 8HD

Contact **Lisa Hart**  
Tel 0113 3788073  
Fax 0113 2478230

Your Ref  
Our Ref Licence Applications

Date 13<sup>th</sup> October 2016

Tokyo Industries (Ultimate) Limited



Dear Sir/Madam,

**Subject APPLICATION FOR PREMISES LICENCE**

**PART A**

Thank you for submitting your application for licensed activities at

Name of venue - Halo & The Joint

Address - 177-179 Woodhouse Lane, Leeds, LS2 3JT

We write to inform you we shall be objecting to your application and a copy of this letter will be sent to the Licensing Authority

The premises were granted planning permission for the change of use and alterations to vacant church to form a cafe/bar (A3) use in September 2002 subject to a condition restricting the hours of use of the premises. The proposed hours of use set out in your premises license application exceed those allowed by the planning permission. The Development Department objects to the granting of a Premises License in the terms as applied for due to noise and disturbance being caused to nearby residential occupiers as a result of the comings and goings of customers and their motor vehicles, from customers congregating on the street in the vicinity of the building and from activities within the building. It is considered that the opening hours applied for at these premises would conflict with the Licensing objective of preventing public nuisance.

The City Development Department considers that the extended opening hours proposed are unlikely to be acceptable and that a Premises Licence should not be granted outside the hours specified in the existing planning permission unless and until an express planning permission or a Certificate of Lawful Development is obtained by the operator of the premises to extend those operating hours. If you are willing to amend your application to the hours as specified in the existing planning permission, details of which are contained in Part B, then we shall withdraw our objection.





**PART B**

Licensing Act 2003 – Application for Premise Licence

On behalf of

Tokyo Industries (Ultimate) Limited

For the premises known as and located at

Halo & The Joint, 177-179 Woodhouse Lane, Leeds, LS2 3JT

I am the applicant / representative authorised by the applicant (delete as appropriate)

In signing this document I request that the Licensing Authority accept this letter signifying my wishes to amend the application to reflect the hours as detailed in the existing planning consent, as follows

Planning permission has been granted for the change of use and alterations to vacant church to form cafe/bar (a3) use (permission ref 20/85/02/FU dated 03-09-2002) subject to the following condition

THE OPENING HOURS OF THE PREMISES SHALL BE RESTRICTED TO 10 00 HOURS TO 02 00 HOURS MONDAY TO SATURDAY AND 10 00 HOURS TO 02 00 HOURS ON SUNDAYS,

THE REASON FOR THE CONDITION WAS IN THE INTERESTS OF AMENITY OF NEARBY RESIDENTS

Signed

Dated

Please return this document to

Development Department  
The Leonardo Building  
2 Rossington Street  
LEEDS  
LS2 8HD

Yours faithfully

Lisa Hart  
Principal Compliance Officer

**Licensing and Registration**

Civic Hall  
Leeds LS1 1UR

**Private & Confidential**

Paddy Whur  
Woods Whur 2014 Limited  
Devonshire House  
38 York Place  
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LS1 2ED

Contact: Susan Holden  
Tel: 0113 378 5331  
Fax: 0113 336 7124  
Email: [susan.holden@leeds.gov.uk](mailto:susan.holden@leeds.gov.uk)  
Your ref:

17<sup>th</sup> October 2016

Dear Mr Whur

**Halo & The Joint, 177-179 Woodhouse Lane, Woodhouse**  
**Application for a variation of a premises licence**  
**Licensing Act 2003**  
**Licensing Authority Letter of Representation**

Thank you for submitting your application for the above premises.

I note that the application is to extend the hours for licensable activities to 6am on a Friday and Saturday with a closing hour on these days of 6.30am. The application also requests the extension on Sundays before bank holidays, Halloween, Boxing Day, New Year's Day and on six occasions per year with 21 day's notice to the Police. Finally the application requests an additional hour at the start of British Summertime.

You have not offered any additional steps in your operating schedule.

The area in which the subject premises is located is within a cumulative impact area. It is the council's policy, on receipt of relevant representations, necessary conditions will be applied to all premises licences in the area to ensure that the problems experienced in the city centre and Headingley are not displaced into this area. Such conditions might include (but are not limited to) restriction of hours or restriction of capacity or the Authority may refuse to grant the variation due to the impact on the licensing objectives.

When the council approved its first statement of licensing policy it contained a cumulative impact policy for the area shown in the above appendix. At that time the council had concerns that by adopting policies in respect of the city centre and Headingley that there could be a tendency to displace either the crime and disorder or public nuisance impact into the Woodhouse Lane area. The council was also mindful of police representations from West Yorkshire Police that also backed up this concern.

The most recent evidence and public consultation responses gathered in respect of this area shows that the A660 corridor still experiences a greater proportion of alcohol related crime and antisocial behaviour than the rest of the Hyde Park/Woodhouse area. The police attribute this trend to the high concentration of licensed venues in the area. There are also worrying signs that displacement of problems may be taking place as evidenced by the strong responses received during the consultation process about public nuisance problems and alcohol fuelled anti-social behaviour and criminal damage.

It appears that the proximity of the Headingley area and its significant concentration of venues coupled with the growing number of premises licensed into the early hours of the morning to the north of the city centre and along the A660 corridor is causing problems related to the licensing objectives. The evidence suggests that there is likely to be movements of inebriated people who may have a tendency to loud and disorderly behaviour late at night, either travelling into the city centre from Headingley, or travelling out of the city centre towards Headingley.

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. Therefore the licensing authority submits a formal representation against your application on the grounds of:

1. Prevention of crime and disorder
2. Prevention of public nuisance

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 of this variation will not impact on the cumulative impact of existing licensed premises in the area. It will be for you to advise the council how your application would allow Members to make an exception to the policy.

I also refer you to 7.68 of the Policy which describes 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.

Should you have any questions, please contact us.

Yours faithfully



Susan Holden  
Principal Project Officer  
Entertainment Licensing