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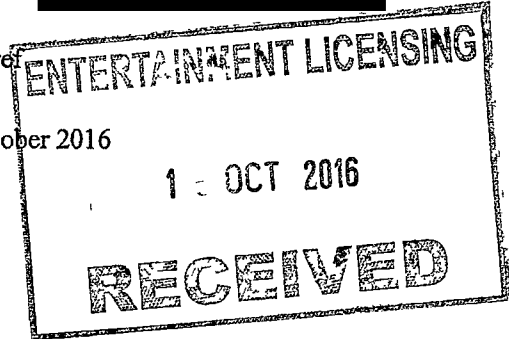
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Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Our ref

Your ref

13 October 2016



Dear Sirs

Wetherspoons Premises Licence application former Elnor Lupton Centre, Otley Road, Leeds

We write with reference to the application by Wetherspoons as above

We represent the interests of Arc Inspirations who currently operate premises in Headingley, The Box, Arc and Trio

The company has been a prime driver in the local Pubwatch for Headingley and this, along with operating three premises in Headingley means that they understand the issues within the vicinity in relation to operating licensed premises

Cumulative Impact Policy for Leeds

The current Leeds Statement of Licensing Policy sets out the position that the Local Authority has reached after consultation with its Statutory Responsible Authorities, residents and businesses Headingley/Hyde Park is categorised as Area 2 and maintains a Cumulative Impact Policy in the current Statement of Licensing Policy

The relevant sections of which are -

7 10 - "These areas have been identified because evidence shows that the cumulative impact of the number and concentration of licensed premises in these areas continue to adversely effect the promotion of the following licensing objectives -

- Prevention of crime and disorder, and
- The prevention of public nuisance "

7 27 - "The Headingley Cumulative Impact Policy was put in place in 2005 and has worked well in ensuring that the adverse effect of an accumulation of licensed premises in Headingley has not increased "

7 31 - "It is the Council's policy, on receipt of relevant representations, to refuse new and variation applications in Area 2 for the following premises -

- Alcohol led premises such as bars, pubs and nightclubs,
- Cafe bars and restaurants,

Directors Patrick M. Whur Andrew J. Woods Consultant Colin Manchester

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- Premises seeking late night refreshment such as takeaways and late opening restaurants,
- Premises seeking to sell alcohol for consumption of the premises after midnight, such as off licences and convenience stores ”

Our client makes representations under the licensing objectives of -

- Prevention of crime and disorder, and
- Prevention of public nuisance

Wetherspoons Application

When looking at the operating model of a Wetherspoons Public House, that they are definitively “alcohol led premises such as bars, pubs and nightclubs” and therefore trigger the rebuttable presumption of refusal

Our clients hold the view that it would be impossible to suggest that there would not be an adverse effect on the crime and disorder and public nuisance licensing objectives. In addition the operating schedule submitted with the application appears to be a standard operating schedule and is not focused on any crime and disorder prevention issues within Headingley which have led to the introduction and maintenance of a Cumulative Impact Policy. There is nothing other than standard conditions focussed on public nuisance, the locality, size/scale of the premises, close proximity to residential property are paid lip service through the operating schedule.

The premises sit in the middle of a densely populated area slightly out with the main commercial centre of Headingley. It is submitted therefore that the public nuisance licensing objective will be compromised due to the nature of the premises and the physical position of them.

In general terms there are considerable challenges to promoting the licensing objective of crime and disorder in an area significantly populated by students. This is exacerbated because, if these premises are to receive a Premises Licence, they will link the “Otley Run” through to Hyde Park and the town centre which would have an adverse effect on both of the engaged licensing objectives. This would drive those participating in the “Otley Run” to a stop-off point in the heart of residential property.

Please take this letter as a formal representation to the application. Additional documentation will be provided to the Licensing Sub-Committee and we would be grateful to be advised as to when this matter will be heard.

Yours sincerely


Woods Whur