

Leeds District Licensing Department
First Floor
Elland Road DHQ
Elland Road
Leeds
LS11 8BU

Tel: 0113 3859414

Email:

westyorkshire.pnn.police.uk

19th January 2017

Dan Hall
(DRH Health Ltd)
295, Dewsbury Road
Leeds
LS11 5LS



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

RE: WINSTONS HEALTH & LEISURE, 295, DEWSBURY ROAD, LEEDS, LS1 5LS
APPLICATION FOR A NEW PREMISES LICENCE – LICENSING ACT 2003
POLICE – LETTER OF OBJECTION

Thank you for submitting the application for the above mentioned premises, which we received at this address on 22nd December 2016.

West Yorkshire Police object outright to this application for the following reasons:

Winstons, formerly known as Churchills, and prior to that known as Winstons, had its premises licence revoked by the Licensing Authority following an application to review the licence by West Yorkshire Police Licensing Department in November 2006. The application to review the licence, made by the police in September 2006, was as a result of evidence that the premises were operating as a brothel. At the Licensing Committee hearing on 21st November 2006 the Committee accepted the evidence by West Yorkshire Police and revoked the licence due to the undermining of the prevention of crime and disorder licensing objective as the premises were operating as a brothel.

On 20th February 2013 we received an application from John Gaunt Solicitors for a premises licence for Winstons. West Yorkshire Police objected outright to this on the grounds that granting a premises licence to a brothel would not be promoting the licensing objectives. The application was withdrawn.

I met the current applicant, Dan Hall, director of DRH Health Ltd since December 2013, at the premises on Thursday 22nd Sept 2016, to discuss a potential application for a new premises licence. I was shown

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various 'treatment/massage' rooms – there were a minimal amount of treatment tables present, the majority of furniture in the rooms being beds.

Having seen the venue, and researched police intelligence and entries on social media and websites, I am not convinced that Winstons has changed the historical nature of its business. I made the applicant aware that I thought it was still operating as a brothel and that any application for a premises licence would receive a police objection.

I would therefore ask that the Licensing Authority refuse the application for a premises licence as it could not possibly promote the licensing objective of the prevention of crime and disorder. Should this matter go to hearing I would also ask that the presiding Sub-Committee give serious consideration to visiting the premises as part of their decision making process.

Yours sincerely,

A black rectangular redaction box covering the signature of the Leeds District Licensing Officer.

Leeds District Licensing Officer

NOT PROTECTIVELY MARKED

DRH Health Ltd
295 Dewsbury Road
Leeds
LS11 5LS

Health and Safety Service
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: [REDACTED]
Tel: 0113 378 6585
[REDACTED]@leeds.gov.uk
Our reference: PREM/03934/001
23 December 2016

Dear Sir

Licensing Act 2003

Premises: Winstons Health And Leisure, DRH Health Ltd, 295 Dewsbury Road, Hunslet, Leeds, LS11 5LS

Thank you for submitting your application for the above premises.

Health and safety services are of the opinion that your application contains insufficient information about how you intend to meet the licensing objective/s.

We therefore confirm that we are submitting a formal representation against your application on the grounds of public safety.

However, Health and Safety Services are of the opinion that the said objectives could be met should you be prepared to incorporate certain identified measures within your operating schedule.

Please find enclosed a document which at Part 1 contains the suggested measures which this authority considers are proportionate and appropriate to the nature of your application.

Should you be in **agreement** with the suggested measures then please signify this by completing and signing **Part 2** of the enclosed form and return the complete document to this office as soon as possible, but no later than 19 January 2017.

Upon receipt of your consent at Part 2, it will be taken that you signify your wishes for the licensing authority to amend your operating schedule to incorporate the proposed measures.

Alternatively should you **disagree** with the proposed measures, then please complete **Part 3** and again return the complete document to this office as soon as possible, but no later than the stated date.

PART 1 - to be completed by the Responsible Authority

**Health and Safety Service
Proposed controlled measures under the Licensing Act 2003**

Name & Address of Premises: Winstons Health And Leisure, DRH Health Ltd, 295
Dewsbury Road, Hunslet, Leeds, LS11 5LS,

Having considered the application under the Licensing Act 2003 for the above premises, the Health and Safety Service considers that the following measures are proportionate and necessary in order to promote the public safety licensing objective:

Measures proposed:

No	Potential Control Measures
	Public Safety 3 :- Management Arrangements
1.	Written records of all accidents and safety incidents involving members of the public will be kept. These will be made available at the request of an authorised officer.
2.	A suitably trained and competent person must ensure regular safety checks of the premises including decorative and functional fixtures, floor surfaces and equipment (including electrical appliances) to which the public may come into contact are undertaken. Records of these safety checks must be kept and made available for inspection by an authorised officer.
3.	Empty bottles and glasses will be collected regularly paying particular attention to balcony areas and raised levels.
	Public Safety 4 :- Fire/Electrical Safety
4.	Electrical installations will be inspected on a periodic basis (at least every 3 years or at a frequency specified in writing) by a suitably qualified and competent person. If used, any temporary electrical wiring and distributions will also be inspected. Inspection records/certificates will be kept. These will be made available at the request of an authorised officer.
	Public Safety 6 :- General Housekeeping
5.	Regular safety checks of guarding to stairs, balconies, landings and ramps will be undertaken, and a supervision policy will be maintained to prevent people from inappropriate behaviour including climbing which may lead to a fall from height.
6.	Safety glass that is impact resistant should be used wherever possible in all areas where the public may come into contact with it. Where it is not used in public areas, glazing should be shielded to protect it from impact.
7.	A written spillage policy will be kept to ensure spillages are dealt with in a timely and safe manner
	Public Safety 8 :- First Aid
8.	Adequate and appropriate first aid equipment and materials will be available on the premises.

The Health and Safety Service is satisfied that the proposed measures are not adequately dealt with by other legislation.

By signing the declaration enclosed overleaf the applicant agrees to incorporate the proposed measures as conditions within the operating schedule for the said premises.

Upon the satisfactory completion of the declaration the health and safety service will provide notice to the licensing authority that our representation is withdrawn in accordance with schedule 10(a) of the Licensing Act 2003 (Hearings) Regulations 2005.

Signed:

Dated:

PART 2 – Agreement with Proposed Measures

to be completed by the applicant or applicant's representative

Consent for proposed controlled measures under the Licensing Act 2003

Name & Address of Premises: Winstons Health And Leisure, DRH Health Ltd, 295
Dewsbury Road, Hunslet, Leeds, LS11 5LS,

I / We


confirm that I am / we are the applicant / the applicants representative (delete as appropriate) for the premises as stated above.

In signing this document I / we agree with the measures proposed by the Health and Safety Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

Please return this document to:


**Health and Safety Service
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS**

Dan Hall T/a SRH Health Ltd
295 Dewsbury Road
Leeds
LS11 5LS

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

Contact: [REDACTED]
Tel: 0113 378 6589
Gary.mann@leeds.gov.uk
Our reference: PREM/03934/001
18 January 2017

Dear Mr Hall

Licensing Act 2003

Name and Address of Premises: DRH Health Ltd, Winstons, 295 Dewsbury Road, Hunslet, Leeds, LS11 5LS,

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 formal objection to your application that includes information specifically associated with the premises and the area .

You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

If the opening hours you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours sincerely

[REDACTED]
Environmental Health Officer



PART 1

To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: DRH Health Ltd, Winstons, 295 Dewsbury Road, Hunslet, Leeds, LS11 5LS,

The immediate area is commercial in nature however there are residential properties nearby on Dewsbury Road and Woodview Grove. The application includes the provision of recorded music until 5:30 am. The activity has the potential to disturb occupants of nearby residential properties when background noise levels significantly reduce during the night.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance

Noise and Vibration

1. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises which are residential properties on Desbury Road and Woodview Grove.

Signed:

Dated: 18/1/2017

PART 2

To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

**Name and Address of Premises: DRH Health Ltd, Winstons, 295 Dewsbury Road,
Hunslet, Leeds, LS11 5LS,**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council's
Environmental Action Service, and we provide our consent for the licensing authority to
incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

PART 3

**Name and Address of Premises: DRH Health Ltd, Winstons, 295 Dewsbury Road,
Hunslet, Leeds, LS11 5LS,**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as
suggested by Leeds City Council's Environmental Action Service.

In this instance we understand that Leeds City Council's environmental action service will
maintain their representation to my /our application, which will now proceed to a hearing
before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

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