

PREM/04071/001

APPENDIX F

[REDACTED]

1st October 2017

Ref.PREM/04071/001

Dear Miss Wood

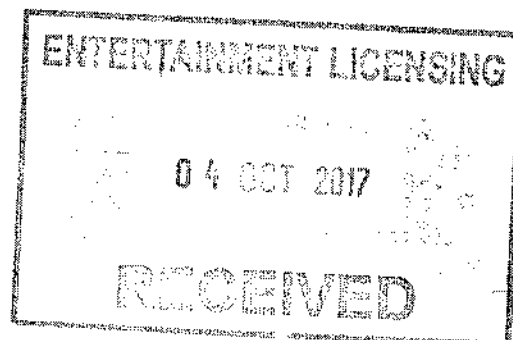
We are writing with reference to the licensing application from the Wetherby Brew Co.Ltd. We have obtained details of the proposed opening times (which are 7 days a week until late at night), and the indoor and outdoor entertainment programme.

We are extremely concerned that the continuous level of noise from this would be intrusive, especially from the outdoor music events. This was apparent over the August Bank Holiday this year when the Engine Shed hosted the Shed Stock event. The noise from this amounted to noise pollution and prevented us from enjoying our weekend.

We strongly object to any additional similar events taking place in this area. The location is alongside a large residential area and is wholly unsuitable, not just from the unacceptable level of noise it would create, but from the increased traffic and all the safety implications of this.

Yours sincerely

[REDACTED]



2

PREM/0471/001

Dear Madam,

(SW)

I wish to state strongly that I do not wish the Wetherby Brew Co Ltd to be allowed to trade on Sandbeck way.

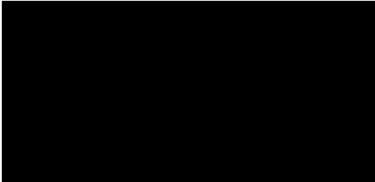
As well as the noise issue I am concerned about extra traffic at the junction of Hullfield Lane and York Road,

I think that this area of Wetherby is well served by the Social club and the Engine Shed,

Yours faithfully



Prem/04071/001 (3)
J.W.



3rd October 2017

Reference: PREM/04071/001

Dear Miss Wood.

I am writing to oppose the application from Wetherby Brew Company Ltd to be allowed a licence to hold **outdoor** performances of live music, recorded music and entertainment.

The reason for the objection is that the premises are in the vicinity of a residential area and the noise will easily carry across. This was demonstrated over the August Bank Holiday weekend following which we made a formal complaint to the Council about the 'Engine Shed' having open air performances the noise from which prevented us from enjoying the garden for two days.

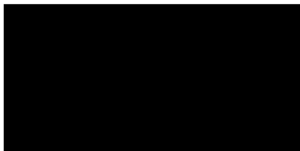
I would suggest that the place for outdoor performances or music should be in public areas such as the Ings as is the current practice.

The other concern is the indoor licence being allowed to 12.00 which again given the residential area I would suggest is too late and should be in line with public houses (two of which in Wetherby town centre are obviously struggling to stay open which begs the question why grant a new one?).

My final point would be to ask why there are no public notices of this application in surrounding areas as would normally be the case?

I would appreciate you acknowledging receipt of this letter and, as we didn't receive the formal acknowledgement of our complaint as expected following the August Bank Holiday, if you would also confirm for us that that complaint has been logged on your systems.

Yours sincerely



1st October 2017 (4)

F.A.O. The Entertainment
'and Licensing Committee

Ref. PREM/04071/
001

Miss Jane Wood

We recently heard of an application from the Wethersby Brew Co Ltd situated on the York Road Trading Estate to use the old 'Al Pies' premises for the sale of their beers with indoor and outdoor entertainment

We have lived off the B1224 York Road for over thirty years and would find this intolerable. The Engine shed also on this estate already causes late night noise particularly at weekend events followed by bawdy behaviour disturbing the peace of the area.

Our daughter has schizophrenia and needs unbroken sleep to remain well.

Yours sincerely,



(S)

SW.



3rd October 2017

FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Ref PREM/04071/001

Dear Sirs

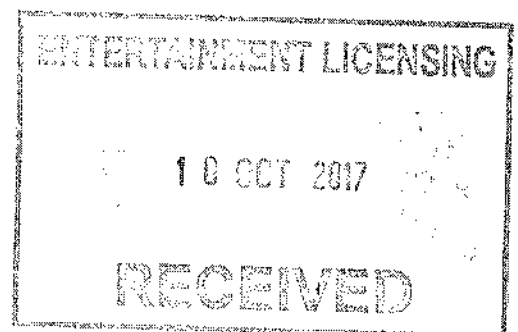
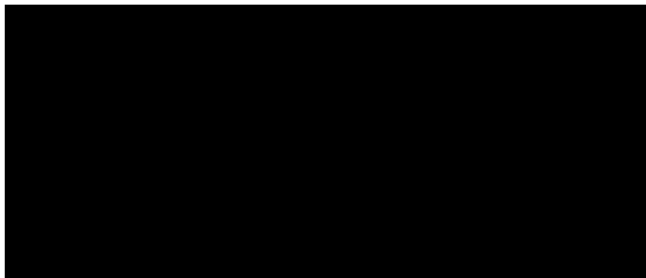
Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby.

We have seen details of this application including proposed opening times for alcohol sales and outdoor and indoor entertainment.

The activities and timetable, in particular music and drinking outside, have the potential for causing rowdiness and unacceptable noise for our neighbourhood.

We object to the application.

Yours faithfully



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3rd October 2017

FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Ref PREM/04071/001

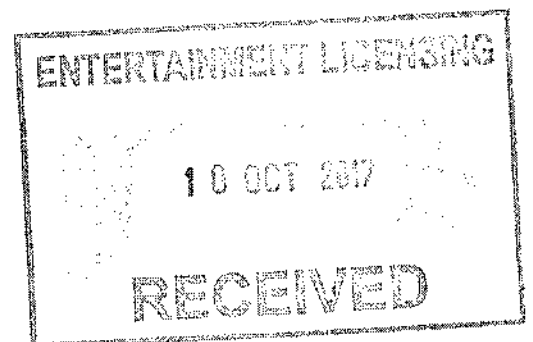
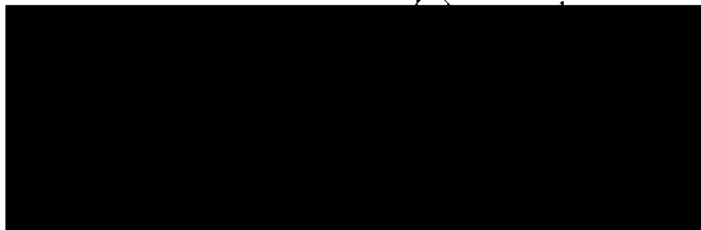
Dear Sirs

Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby.

I have seen details of this application, including the opening times for alcohol sales and times for entertainment inside and outside the premises.

I am concerned about the noise which will be caused and I wish to object to the application.

Yours faithfully



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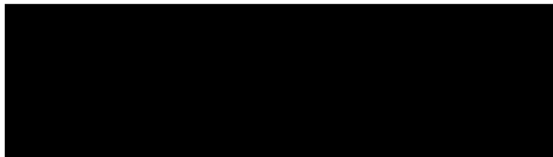
3rd October 2017

Dear Sirs

Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby

Ref PREM/04071/001

I live in [REDACTED] a road which runs parallel to the York Road Trading Estate. As such, I object to the above application which will cause noise and disturbance for residents in this vicinity.



FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



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[REDACTED]

3rd October 2017

Dear Miss Wood

Application by Wetherby Brew Co Ltd: the Beer Station, York Road Trading Estate, Wetherby. Ref PREM/04071/001

We live in the vicinity of the York Road Trading Estate and we object to this application.

We have noted the proposed opening times for the sale of alcohol and the proposed times for the provision of indoor and outdoor entertainment, and the effect will be an unacceptable noise disturbance for us and our neighbours.

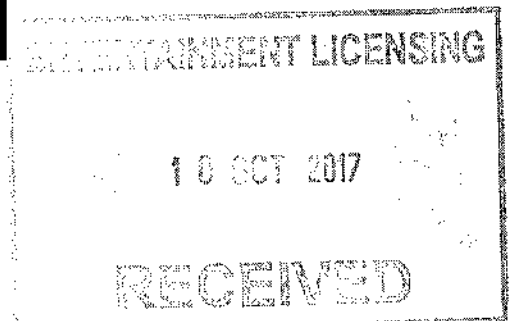
The Engine Shed on the York Road Trading estate has late night drinking and entertainment and is situated relatively close to the Beer Station.

Two licensed premises on the same Estate are unnecessary. The disturbance generated will be intolerable for residents in the area.

Yours sincerely

[REDACTED]

Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



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3rd October 2017

[REDACTED]

FAO Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Ref PREM/04071/001

Dear Sirs

Application by Wetherby Brew Co Ltd: the Beer Station, York Road Trading Estate, Wetherby.

We live immediately behind York Road, opposite the York Road Trading Estate.

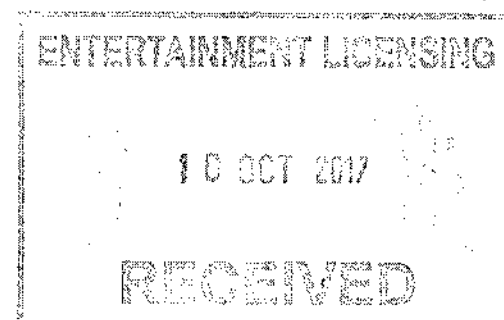
We have seen a copy of this application with proposed opening times for the sale of alcohol and proposed times for indoor and outdoor entertainment, and we are very concerned about the disturbance and inconvenience this will mean for us and our neighbours.

Having outdoor music and entertainment in an area like this is unsuitable. As one example, on August Bank Holiday this year the Engine Shed (also on the York Road Trading Estate) ran a "Shedfest" of live music all day and into the night. This spoilt the day for us and many other residents who were disturbed and inconvenienced by the continuous loud noise.


If this business goes ahead, there will also be noise from customers leaving on foot late at night and from increased traffic.

We object to the application.

[REDACTED]



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To: Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

3rd October 2017

Dear Miss Wood

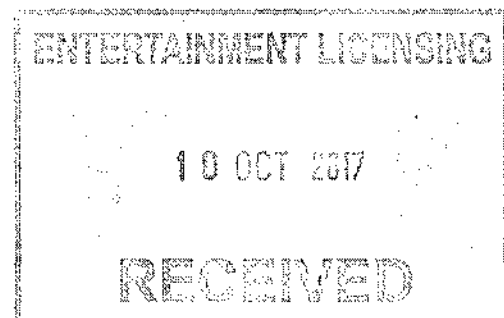
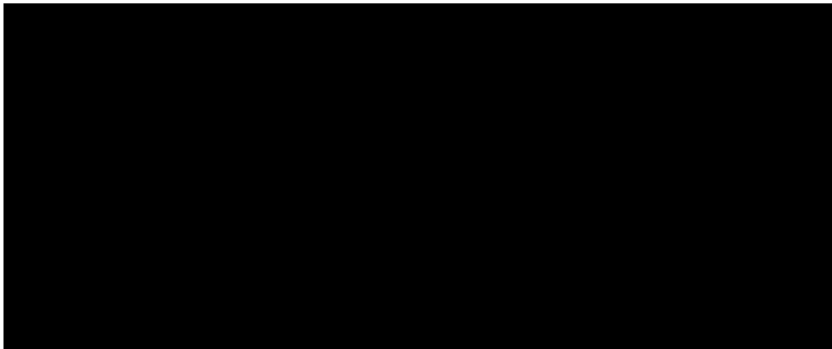
Application by Wetherby Brew Co Ltd: the Beer Station, York Road Trading Estate, Wetherby. Ref PREM/04071/001

Sadlers Walk is directly behind York Road, opposite the York Road Trading Estate.

We are concerned about the noise from the Beer Station if this application is approved. We and our neighbours have seen the proposed opening times for the sale of alcohol and the proposed times for indoor and outdoor entertainment. This will mean we are disturbed by noise late into the night and that's not acceptable.

The Engine Shed on the Estate is open until very late at night. With traffic leaving the Beer Station at the same time, it's going to be chaotic on York Road, noisy and unsafe.

We object to the application.



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FAO Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



2nd October 2017

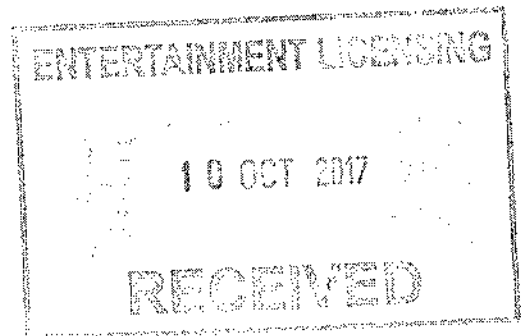
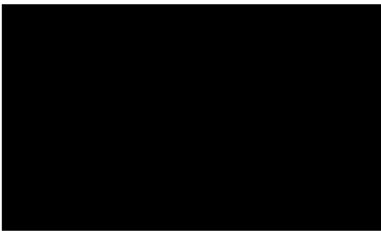
Ref PREM/04071/001

Dear Sirs

Application: Wetherby Brew Co Ltd, York Road Trading Estate, Wetherby

My home is opposite the York Road Trading Estate. I have seen the details for this application, including proposed opening times for the sale of alcohol and proposed times for indoor and outdoor entertainment and I object.

I am concerned about the effect on this residential area if this application is approved. There will be an increase in noise and traffic. Music played or heard outdoors, and drinking outdoors, will cause a huge disturbance to the neighbourhood.



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Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



3rd October 2017

Dear Miss Wood

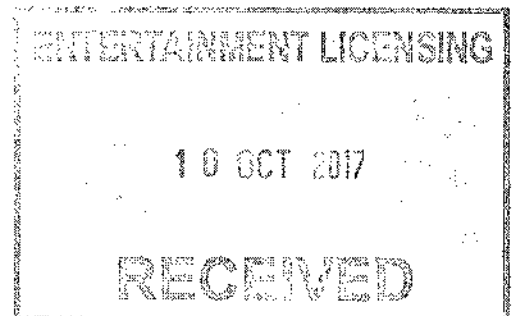
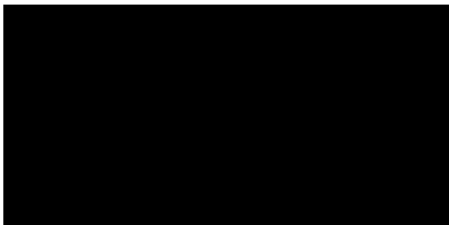
Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby. Ref PREM/04071/001

I wish to object to the above application.

I am particularly concerned about the noise disturbance from night-time entertainment and drinking.

The venture is not right for a residential area. There is already one music and drinking venue on the Trading Estate (the Engine Shed) and on occasions we are disturbed with the noise from that. One such venue is enough.

Yours faithfully



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FAO Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



3rd October 2017

Ref PREM/04071/001

Dear Sirs

Wetherby Brew Co Ltd, York Road Trading Estate, Wetherby

We have seen a copy of this application, reference above, and we wish to object.

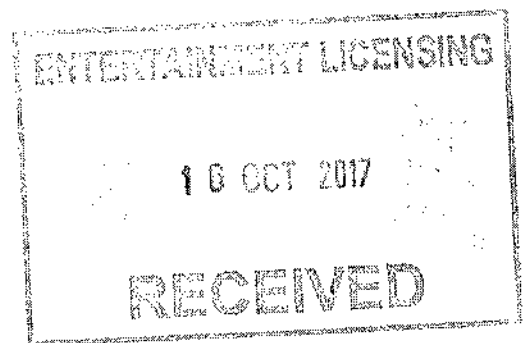
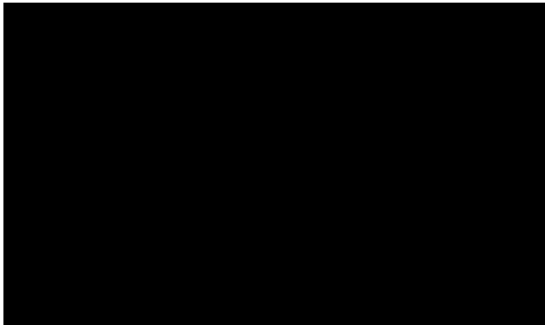
We live near to the York Road Trading Estate, and the nuisance which this proposed business will cause is totally unacceptable. In this we include noise from music and from customers drinking outside.

There is no need for another licensed premises on this site. The Engine Shed has late night drinking and late night entertainment.

Wetherby's character as a small market town is gradually being eroded without any consideration to residents. We already bear the brunt of anti-social behaviour late at night, from people walking home from other licensed premises in the vicinity.

Residents pay a premium in council tax to live in Wetherby but their entitlement to enjoy their home without disturbance appears to be disregarded.

Yours faithfully





Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



2nd October 2017

Ref PREM/04071/001

Dear Miss Wood

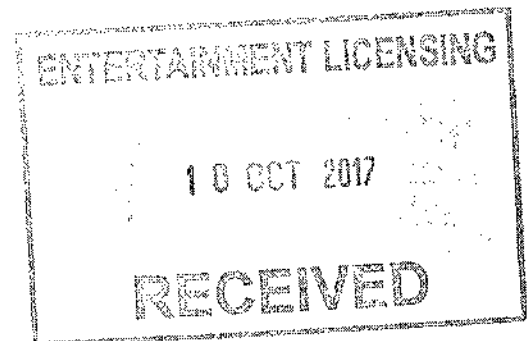
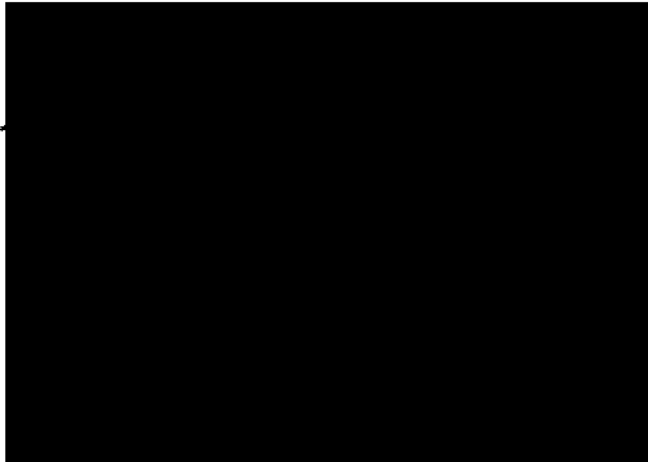
Wetherby Brew Co Ltd, York Road Trading Estate, Wetherby

We have been shown details for this application, including proposed opening times for the sale of alcohol and proposed times for indoor and outdoor entertainment.

We live opposite the Trading Estate, relatively close to the premises in question, and we are concerned about the nuisance this business will cause us; particularly noise at night from customers and music, and an increase in traffic trying to get in and out of the Estate.

Therefore we object to the application.

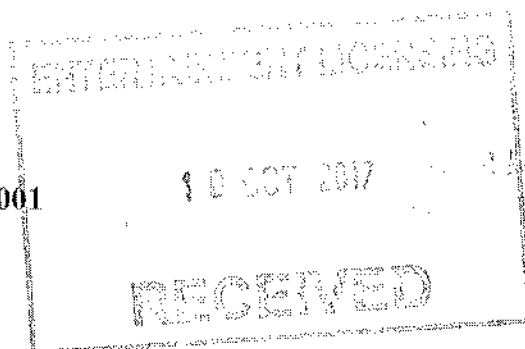
Yours sincerely



KS

FAO Miss J Wood

Ref: PREM/04071/001



4th October 2017

Dear Sirs

Application: Wetherby Brew Co Ltd -the Brew Station, York Road Trading Estate, Wetherby

We have seen a copy of the above application with the proposed times for the sale of alcohol and provision of indoor and outdoor entertainment, as well as "refreshment".

First, we would like to say that we heard of the application by chance. No notice has been displayed in York Road and we would like to ask why that is.

We strongly oppose the application for the following reasons.

This is a residential area. With the exception of two schools, this side of York Road and the roads behind are given over to housing. The Beer Station premises are relatively near the boundary with York Road and noise from the premises will be within earshot. We and our neighbours should not have put up with the noise nuisance from commercial premises, whether that's the noise of customers eating and drinking outside, outside entertainment or music transmitted outside from within.

We live directly opposite the Trading Estate and the Beer Station premises. In their planning application the applicants include a smoking and "small external drinking area". We appreciate that buildings must allow for outside smoking but in this particular case that in itself is a problem. People having to go out to smoke can create a noise nuisance. Music will carry outside because the doors to the building will likely be left open as people go in and out for a smoke. Here, there will be the added noise from customers drinking outside.

Also, there is the risk that the "small external drinking area" will eventually expand into what is currently the proposed parking area, further increasing noise from customers.

The planning application (p.5) says the site's position provides a buffer of several hundred metres from the nearest residential development. We have paced the distance from the site to our own house and that is some 40 metres, 50 at most if we disregard our front garden.

The planning application refers to access to the premises being easily achieved. We have lived in this house for 37 years and have first-hand experience of the traffic situation on this road. Access to the Estate allows for no more than one car in, one car out at the same time. There is a hazardous junction (York Road/Audby Lane/Hallfield Lane) just metres away from the Estate entrance. If this business goes ahead, there will be increased traffic on York Road and the risk of queues forming, particularly at night when the Engine Shed (on the same Estate) is also open. This will be dangerous for all road users, especially after dark.

Residents will be disturbed by taxis dropping off and collecting customers, with the noise that entails. The proposed licensing hours extend to midnight on a weekend; this means the disturbance will continue into the early hours. And, whatever assurances the proprietors give,

they have no control over customers once those customers have left the premises. Earlier this year we had a rowdy crowd congregating in the road outside our house after being turned out by the Engine Shed. It was a frightening experience. Our fear is that late night licensing hours will mean drinkers visiting the Beer Co to carry on drinking when the pubs in Wetherby town centre have closed. Even if they are turned away, it is likely to be the residents who suffer the consequence. We cannot see any good reason why this business should be allowed to offer late night drinking.

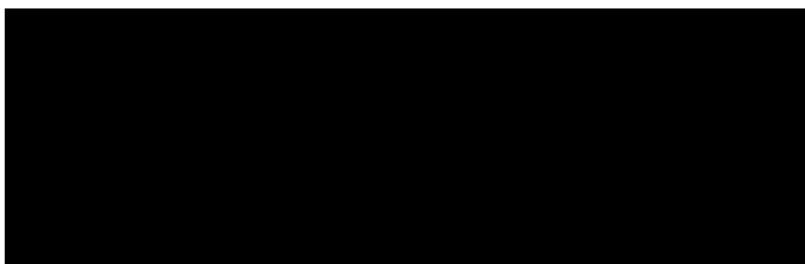
In a letter passed to us by a third party, the Beer Station write that they are looking to provide outdoor entertainment, in their words, "e.g. on bank holidays". This is the last thing we want. We should be left in peace to enjoy our homes as we choose. The Beer Station is a commercial venture and should not be allowed to disturb the neighbourhood in this way. We should not have to go out at Bank Holiday – or at any other time- to avoid this sort of nuisance. On August Bank Holiday this year the Engine Shed had what they called a "Shed fest" of live music through the day and into the night. We could not enjoy sitting out in our garden because of the noise.

We do not need, or want, entertainment on our doorsteps from commercial enterprises. We would suggest that the place for outdoor music and entertainment is the Ings which is accessible to the whole community. Disturbing the neighbourhood to further a commercial enterprise is wrong.

The application includes provision for late night refreshment and eating outdoors and so we are also concerned that food odours will give rise to nuisance. We know that some businesses use caterers with food stalls and food vans and by their very nature that means cooking outside. If this business is permitted to serve food outside, whatever assurances the proprietors give now, there would be nothing to stop them going down this route at a later date. We are asking for this to be refused now, to save everyone's time and effort in having the licence reviewed later.

We have included the references to the Engine Shed because we thought that might help to demonstrate our concerns.

Last, could we ask if granting the Beer Co a licence for outdoor entertainment will make it easier for the Engine Shed to obtain a similar licence?



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Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

4th October 2017

Ref PREM/04071/001

Dear Miss Wood

Application: Wetherby Brew Co Ltd for the Brew Station, York Road Trading Estate, Wetherby

We have seen a copy of this application with details of proposed times for sales of alcohol and for indoor and outdoor entertainment. There has been no notice of the application posted on York Road and it was merely by chance that we found about it. That is our first query and we would be grateful if you could tell us why that was the case.

We strongly oppose the application. We live directly opposite the entrance to the York Road Trading Estate and we have a number of concerns.

There is bound to be an increase in traffic on York Road if these proposals go ahead. We already live near a hazardous junction, York Road is a busy road and cars queuing to get into the Trading Estate will only add to the danger, especially in the dark. Added to this is the nuisance to residents from taxis and traffic leaving the premises late at night or (if licensing until midnight is granted) in the early hours of the morning, tooting horns and the shouting from customers leaving on foot. Whatever assurances the proprietors give, they have no control over customers who have left the premises. We know this from experience with customers leaving the Engine Shed at night.

There is a plan for an outside sitting and drinking area, ref.17/06060/FU and the application refers to provision of late night refreshment and entertainment outdoors.. There is bound to be noise from this and there is also the potential for nuisance from food odours. These days it is not uncommon for food waggons such as burger vans to be hired for events at premises like these.

All this is unacceptable in what is a residential area. We are entitled to enjoy our homes without interference from commercial ventures. There is no need for such ventures on the York Road Estate.

We would also like to ask if granting a licence for outdoor entertainment will make it easier for the Engine Shed to obtain a similar licence? The outcome would be pandemonium.

ENTERTAINMENT LICENSING

10 OCT 2017

RECEIVED

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3rd October 2017

FAO Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Dear Sirs

**Application by Wetherby Brew Co Ltd: the Beer Station, York Road Trading Estate,
Wetherby. Ref PREM/04071/001**

We found out about this application by chance. There is no notice posted in York Road. Now we have seen the application, we wish to object strongly.

We live opposite the York Road Trading Estate. The majority of residents on this road and the roads behind are older people, some in warden accommodation. None of us should have to put up with disturbance from commercial establishments. The trading estate is the wrong place for licensed premises. We do not need a pub. At least one pub in Wetherby is closing down, presumably from lack of custom.

The Beer Station is relatively close to the boundary with York Road. Noise from outside drinking and music will needlessly change the neighbourhood for the worse. The Engine Shed had an outdoor music festival on August Bank Holiday this year, all day and into the night. The continuous loud music meant residents could not enjoy their own homes and gardens.

There will be an increase in taxis and customer traffic going in and out of the trading estate and problems from parking on the road. This is a main road and the outcome will be mayhem.

We are also concerned about the policing of the establishment. Earlier this year there was an incident at night at the Engine Shed. The management couldn't cope with the rowdy behaviour of a crowd of customers and had to call the police. It was some time before the police could reach Wetherby, and the crowd hung around in the middle of York Road waiting for transport. This shows that whatever safeguards the Beer Station puts in place, there is no guarantee they will be able to control customers, especially when they have left the premises.



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[REDACTED]

4th October 2017

FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Ref PREM/04071/001

Dear Sirs

Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby.

I have seen details of this application, and wish to object.

In particular I am concerned about day and night-time noise from the outside entertainment.

[REDACTED]



FAO Miss J Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR



4th October 2017


Dear Sirs

Application from Wetherby Brew Co Ltd, York Road Trading Estate, Wetherby

I am writing to object to the above application, reference PREM/04071/001.

I live across from the entrance to the York Road Trading Estate, a distance of just a few metres.

As well as objecting to the nuisance which this enterprise will generate from outside music and outside drinking, I am concerned about the traffic hazard.

 where Hallfield Lane and Audby Lane join York Road. It is no exaggeration to say that cars regularly misjudge the junction. My boundary fence, as well as the Council's road furniture, has been damaged on a number of occasions. Cars regularly park on York Road and on occasion I have had to ask the drivers to move, to avoid a dangerous situation.

If the Wetherby Brew Co's proposals are approved, the traffic situation will be chaotic. At most, the entrance to the trading estate allows for one car in, one car out simultaneously and that entrance is just a few metres from the junction. There will most likely be queuing up and down York Road. The disruption will be a continuous nuisance for residents and extremely hazardous for all road users.



ENTERTAINMENT LICENSING
10 OCT 2017
RECEIVED

20



3rd October 2017

FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Ref PREM/04071/001

Dear Sirs

Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby.

We have seen details of the above application and we wish to object to it.

Our house is situated behind York Road, facing towards the Trading Estate and the Beer Station premises.

If the application is approved, there will be unacceptable levels of noise and disturbance late at night from customers taking a short cut through The Chase on their way home from the premises.

Our other concern is the noise that will be generated daytime and late at night from the music and entertainment.

This is a residential area and we should not have to tolerate these nuisances.



ENTERTAINMENT LICENSING
10 OCT 2017
RECEIVED

(21)



3rd October 2017

Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

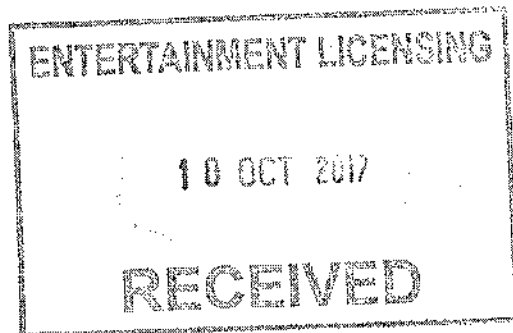
Ref PREM/04071/001

Dear Miss Wood

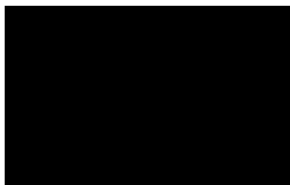
Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby.

I have been shown details of this application, including the opening times for alcohol sales and times for entertainment inside and outside the premises.

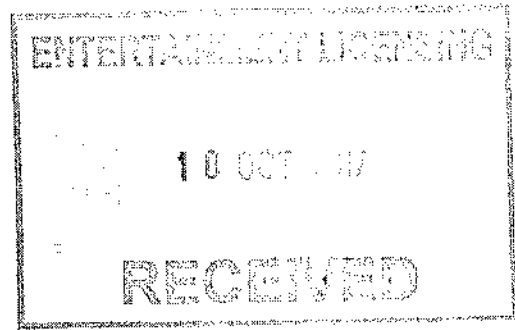
I wish to object to the application, in particular because of the noise which will result from outside entertainment and from customers drinking outside. At night this will be particularly disturbing for me and my neighbours.



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2nd October 2017




Dear Sirs

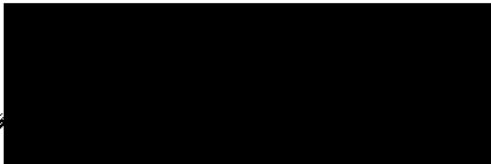
Application by Wetherby Brew Co Ltd. for the premises known as the Beer Station, York Road Trading Estate, Wetherby

Ref PREM/04071/001

The above application has been brought to our attention. It includes a request for permission to perform live music, recorded music and "entertainment of a similar description" inside and outside the premises until midnight on Fridays and Saturdays, as well as until 11.00 pm Sunday to Thursday.

 is in close vicinity to the Beer Station. It is home to three elderly residents with special needs whose sleeping arrangements and comfort will be disturbed by such activities.

We object to this permission being granted.



FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Prem/04071/001

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4th October 2017

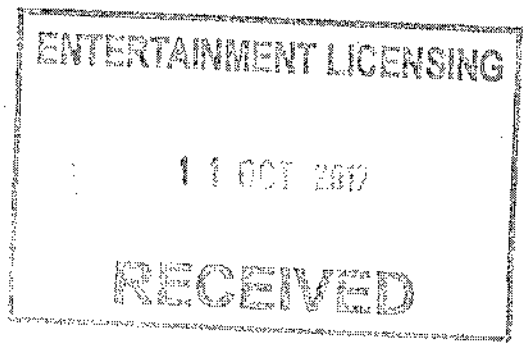
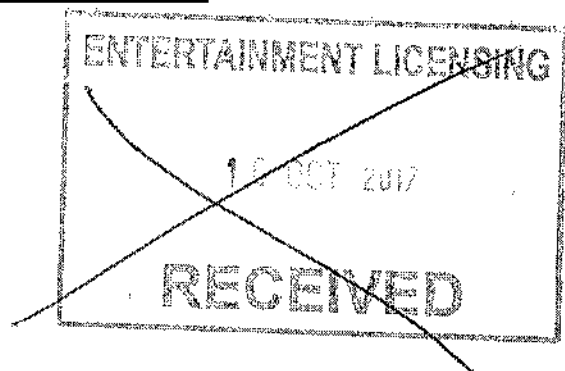
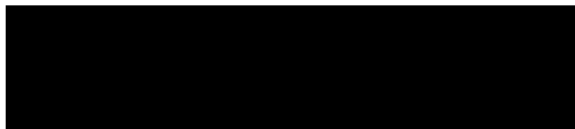
FAO Miss Jane Wood
Entertainment and Licensing
Leeds City Council
Civic Hall
Leeds LS1 1UR

Ref PREM/04071/001

Dear Sirs

Wetherby Brew Co Ltd. Application for the Beer Station, York Road Trading Estate, Wetherby.

I have seen a copy of this application and I am objecting to it because I am concerned about the noise we'll get from the day and night-time music and entertainment.



PREM/04071/001

JW.

(24)

6 October 2017

Miss Jane Wood

Entertainment and Licensing

Leeds City Council

Civic Hall

Leeds LS1 1UR

Dear Miss Wood



Re: Licensing Application PREM/04071/001 Wetherby Brew Co Ltd

I write to raise objection to the licensing application above for the new business proposed at the premises to be named The Beer Station, York Road Industrial Estate, York Road, Wetherby LS22 7SU.

From the copy of the licensing application I have seen I understand the new business will include a license to have music performance outside the premises, it is this that I most strongly object to.

The proposed activity is a short distance from my home and the residences of many other Wetherby residents including a high percentage of elderly people including new residents [REDACTED] on York Road, who will be adversely affected by this. The noise levels at night will affect people's sleep and for any persons who rise early for work. This has the potential to lead to poor quality sleep affecting people's health and work performance.

The new business is in close proximity to the Engine Shed which held an outdoor music event on the recent August bank holiday weekend which was disruptive to local residents with the level of noise created. Noise from the Bramham Music Festival and events at Wetherby Ings can often be heard easily in this area. In addition we already experience a lot of noise from the motorway network.

People in the area of The Chase, Saddlers Walk, Freemans Way, Hallfield Lane are already disturbed by individuals walking home when they have been drinking making a disturbance without the proposed potential increase to this.

I understand that the applicants must see that they are creating a business for themselves however Wetherby is already well serviced by many public houses, restaurants and cafes; some of which are currently available to lease. Therefore, I cannot see why a further premise for this trade is required.

I hope you will consider these comments when considering this application.

[REDACTED]

25

Prem/04071/001

TW.

Wood, Jane

From: planning.comments@leeds.gov.uk
Sent: 11 October 2017 21:43
To: Wood, Jane
Subject: Comments for Licensing Application PREM/04071/001

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:43 PM on 11 Oct 2017 from [REDACTED]

Application Summary

Address: York Road Industrial Estate York Road Wetherby LS22
7SU

Proposal: Premises Licence - New Application

Case Officer: Miss Jane Wood

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

ENTERTAINMENT LICENSING

11 OCT 2017

RECEIVED

Comments Details

Commenter Type: Neighbour response

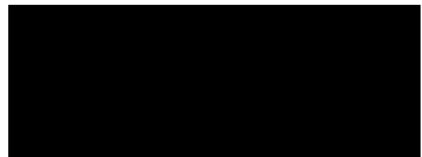
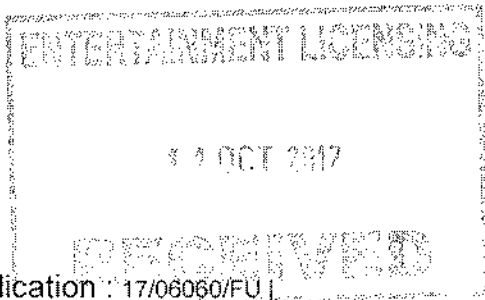
Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 9:43 PM on 11 Oct 2017 I am unable to detail my full comments as there seems to be an error on the website. Please advise an email address that I can send this to instead. In essence we strongly object to one element of the application being the performance of music outside. Given the planning application (not wishing to cause noise or nuisance) we believe this may be an error so perhaps should be removed from the licence application.

(25)

PREM/04071/001



Dear Miss Wood

Re. Planning application : 17/06060/FU
Licence application: PREM/04071/001

Address: Unit 14 And 17 Dryson House, York Road Industrial Estate, York Road, Wetherby, LS22 7SU

We write to express our concern regarding the above proposed development. Whilst we are happy to see the sympathetic regeneration of that area and understand the benefits of brownfield sites being utilised, there are elements of this application which give rise to concern.

We should point out that, not being licensing law experts, our concerns may be unfounded, perhaps it is purely the standardised nature of the application and the applicant's reply may well be that they have no intentions of utilising the property to the full extent permitted by the proposed application. In which case, we would ask that, if the license is granted, conditions are imposed to curtail the site's use to their actual intended use and no wider.

Our particular concerns are:

1. performance of live music outdoors
2. performance of recorded music outdoors
3. entertainment of a similar description outdoors

We note that the proposed development is adjacent to residential areas and therefore such noise will potentially impact on those residents as has been the case recently with 'The Engine Shed'- notably the live music played outdoors over the August bank holiday. As a one-off this did not represent too much disturbance but this licence application carries the potential for external music /noise every day of the week, late into the evenings - year round. We would find this extremely disturbing and therefore object strongly to this element of the application. It will be noted that there is a wide range of accommodation types within the vicinity from both young families to elderly residents - the potential for disturbance to a wide variety of people is significant.

Reading about the general nature of the company and the planning application it seems they are not 'in the business' of having loud music or playing music outside. From the planning application design and access statement:

"Importantly, the applicants have designed the project to be a positively viewed amenity, one that does not have a negative or adverse impact upon the local area through noise, litter, anti-social behaviour and other 'nuisance'."

Perhaps therefore this is simply an error and could be removed from the licence application - in which case we would not have such strong objections.

