

**Entertainment Licensing**

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**From:** [REDACTED]  
**Sent:** 01 November 2017 08:15  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** APPLICATION FOR THE GRANT OF A PREMISES LICENCE FOR THE BEER STATION YORK ROAD INDUSTRIAL ESTATE, YORK ROAD, WETHERBY, LS22 7SU  
**Attachments:** WBCSubmissionLicensingHearingFinal.pdf; Appendix2WetherbyBrewCoLtd.pdf; Appendix1WetherbyBrewCo.pdf; Objectors - Google Docs.pdf

Good morning,

Re the licensing sub-committee meeting of yesterday, whilst we were disappointed that our application was not heard, we do of course accept and understand that the two remaining panel members felt that the information they were provided with on the day was detailed and required more time to consider and assimilate.

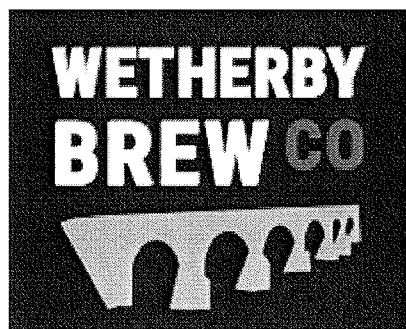
I have discussed the matter with my fellow directors and we would wish the matter to be heard at the licensing sub-committee meeting scheduled for the 14th November 2017. We understand that there is a 'slot' available on that date and it would be in the best interests of all parties to proceed at the earliest opportunity.

I attach to this email copies of documentation that should be provided to panel members ahead of the 14th November 2017.

Please contact me should you require any further help or assistance.

With thanks,

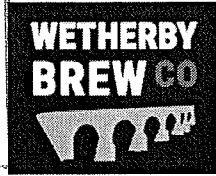
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ENTERTAINMENT LICENSING

1 NOV 2017

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## **Application For A Premises Licence To Be Granted (Licensing Act 2003)**

**Premises: The Beer Station, York Road Industrial Estate, York Road,  
Wetherby, LS22 7SU**

**Application No: PREM/04071/001**

**Licensing Sub-Committee Hearing – 31<sup>st</sup> October 2017**

### **Provision of Additional Information (Applicant)**

#### **1 Introduction**

1.1 This briefing note has been prepared to provide additional information to the Leeds City Council Licensing Sub-Committee meeting that has been convened to consider the premises licence application submitted by Wetherby BrewCo Ltd, (The Beer Station, Wetherby).

1.2 The information provided is intended to assist the Committee in their scrutiny and deliberations over the licence application and in particular to demonstrate that the applicants have fully considered and addressed the concerns of residents in the area of York Road, Wetherby who have lodged representations (objections) to the granting of the licence.

1.3 It is intended that the additional information will provide sufficient reassurance that the premises licence can be granted as a consequence of the withdrawal and variation of proposed licensable activities (operating schedules) on the part of the applicant together with the stipulation of additional conditions (if deemed necessary) by the Committee. This briefing note should be considered in conjunction with the original premises licensing application and accompanying documentation.

1.4 Importantly, in completing both the initial application for a premises licence and this additional document, the applicants have applied due regard to the provisions of the Licensing Act (2003) and the Leeds City Council, Statement of Licensing Policy (2014-2018).

#### **2 Context to The Premises Licence Application**

##### **Community Amenity & Economic Benefit**

2.1 This application is not a simple or 'crude' initiative to establish a 'bar' or 'pub' venture, Committee members will note from the application documentation that the applicants are seeking to establish a new business that comprises:

1. A microbrewery where a wide range of craft ales are produced on the premises from raw ingredients (water, barley, wheat, hops & yeast);
2. The provision of a specialist bottle shop that retails craft ales from around the world (for consumption both on and off the premises);
3. The retail sale of beer (including guest ales) produced on the premises together with other alcoholic and non-alcoholic beverages;
4. The provision of brewery tours and 'brew school' opportunities where visitors are able to become involved 'hands on' in the production of beer; and
5. The provision of entertainment (predominately live music from local musicians) within the premises and the occasional sale of hot food from visiting food vendors.

2.2 The business model for The Beer Station (as set out above) is only commercially viable if a premises licence is granted and **all of the different elements of the business model are supported** through the sale of alcohol and the other licensable activities (as set out within the application and operating schedule).

2.3 The establishment and licensing of The Beer Station brings the brewing of beer back to Wetherby on a commercial basis for the first time since the end of the second world war. It provides an amenity for local people that is unique, different and unmatched by any other commercial offering in Wetherby (or nearby). The development and introduction of this new business supports the Council's stated ambition (Statement of Licensing Policy (2014-2018, para. 1.5) that it adopts an overall approach of encouraging the responsible promotion of licensed activities

2.4 Similar business models within the industrial setting to that proposed by the applicants such as 'Brew York' (York), 'North Brew' (, Leeds) and 'Magic Rock' (Huddersfield) are just a few examples of how such businesses have been established to meet public interest and engagement in local brewing and the craft production of beer.

2.5 The expected 'cliental' for the applicant's business (The Beer Station) is commensurate with the nature of those patrons who would have an interest in craft brewing, locally produced ales, specialist beers from around the world and occasional live music performed by local artists. By age, levels of maturity and responsibility, such patrons are unlikely to have a detrimental impact upon the locality in accessing, enjoying and departing the premises.

2.6 The applicants are confident that the establishment and licensing of the business will bring new visitors to Wetherby and that it will be of economic benefit to The Beer Station, other businesses and the Town as a whole. The applicants have experience of operating a similar micro-brewery, brewery tap, bottle shop and 'event' venue in Garforth, Leeds and they have also conducted widespread research to fully understand the nature of business and community life in Wetherby, and how their proposed business venture would be received and be compatible with its locality.

2.7 Importantly, the space and resources of The Beer Station will be made available for community meetings, events and other activities that act to embed the business as an important part of community life.

2.8 The development of The Beer Station thus far has created one full-time position, that of paid Designated Premises Supervisor (DPS) and manager (combined role).

2.9 The applicants envisage that a further 4 to 6 part-time posts will be created to assist in retailing activities associated with the bar and engagement has already been made with the National Apprenticeship Scheme (NAS) to establish a new apprentice opportunity (trainee brewer), this for a person of 16 years of age upwards from the new year of 2018.

2.10 The establishment of the business therefore provides a new commercial offering to the people of Wetherby (and further afield), it is innovative in its design and application, it will generate visitors and income for the Town, provide a resource for local communities and be a source of job creation and overall economic benefit.

2.11 The trading pattern of the business will be to offer a wide-ranging specialist 'bottle shop' that promotes beers from local, regional and international brewers. This element of the business will be open 7 days a week from 10am. It is only intended, at this early stage of the business life-cycle, to open the bar of the premises on Thursday evening and Friday, Saturday and Sunday afternoons and evenings (as per the operating schedule). Entertainment, live music & events (within the premises) will be occasional in frequency, 3 or 4 times per month.

2.12 The applicants are not seeking to establish a licensing precedent within this area of York Road as their premises (Beer Station) are located close to The Engine Shed, an 'an event and party venue' that is open for licensable activities until 23.00hrs on week nights and 01.00hrs Friday, Saturday and Sunday evenings/mornings. The location of The Engine Shed is marked within the map at Appendix 1 to this document and the licensable activities of The Engine Shed are reproduced within the tables below:

**Figure 1 – The Engine Shed, York Road, Wetherby (Licensable Activities)**

Activity	Location	Indoors/Outdoors	Alcohol Consumed	Capacity	Time Period	From	To
Sale by Retail of Alcohol		Indoors	Both		Monday to Wednesday	11:00 AM	11:00 PM
Sale by Retail of Alcohol		Indoors	Both		Friday & Saturday	11:00 AM	01:00 AM
Sale by Retail of Alcohol		Indoors	Both		Sunday	12:00 PM	01:00 AM
Performance of Live Music		Indoors			Friday & Saturday	08:00 PM	01:00 AM
Performance of Live Music		Indoors			Sunday to Thursday	07:30 PM	11:00 PM
Performance of Recorded Music		Indoors			Every Day	12:00 AM	11:59 PM
Performance of Dance		Indoors			Friday & Saturday	08:00 PM	01:00 AM
Performance of Dance		Indoors			Sunday to Thursday	07:30 PM	11:00 PM
Entertainment of a similar description		Indoors			Friday & Saturday	08:00 PM	01:00 AM
Entertainment of a similar description		Indoors			Sunday to Thursday	07:30 PM	11:00 PM
Late Night Refreshment					Thursday	11:00 PM	12:00 AM
Late Night Refreshment					Friday to Sunday	11:00 PM	01:00 AM
Sale by Retail of Alcohol		Indoors	Both		Thursday	11:00 AM	12:00 AM

Licensing » Opening Hours

Help with this page

PREM01420/007 | Premises Licence - Full Variation | Superseded by a newer licence version | York Road Wetherby Leeds LS22 5SU

Back to search results

Track Print

Details	Comments (7)	Related Items (8)	Map
Summary	Important Dates	Opening Hours	Activities
Conditions	Contacts (2)		

Time Period	From	To
Thursday	11:00 AM	12:30 AM
Friday To Sunday	11:00 AM	01:30 AM
Monday to Wednesday	11:00 AM	11:00 PM

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### 3 Representations (Objections) to Premises Licence Application

3.1 Representations (objections) have been lodged by a number of residents who live in the proximity of, or near to York Road, Wetherby. There have been no representations concerning the licence application by any businesses on the York Road Industrial estate itself.

3.2 The applicant's premises are located on the York Road Industrial Estate and a map showing the location of the proposed 'Beer Station' and its proximity to the residential areas of York Road is attached at Appendix 1 to this briefing note. The map indicates:

1. The location of the business premises, the building and private courtyard (marked in red);
2. The walking route from the entrance to the premises to the first residential dwellings on York Road (the red dotted line). This distance has been accurately measured to be 98 metres (322 feet) to the nearest residential dwelling on York Road;
3. The position of neighbouring licensed premises (building and car park), 'The Engine Shed' (in blue);
4. The location of the large, raised soil bank and mature trees that shield (visual & noise) York Road Ind. Estate from York Road (in brown); and
5. The position of the nearest residential dwellings on York Road (in green).

3.3 In respect of the four licensing objectives (Licensing Act, 2003) there are no representations (objections) from statutory agencies or any other parties in respect of promoting the licensing objectives of:

1. The prevention of crime and disorder;
2. Public safety; and
3. The protection of children from harm.

3.4 In respect of promoting the fourth licensing objective, 'the prevention of public nuisance', representations have been received from one statutory agency (Leeds City Council – Development) and residents in the vicinity of the York Road area of Wetherby. This briefing note therefore focuses upon those representations and the specific amendments to the licensing application and allied measures that the applicant will undertake and implement to prevent any form of public nuisance.

#### **4 Proposed Measures To Prevent Public Nuisance**

4.1 The applicants recognise the importance of properly reviewing representations received by local residents (and other parties) to the application and to design and implement business practices, operating schedules and premises licence conditions that fully address such concerns.

4.2 'Public nuisance' in respect of concerns over the granting of a premises licence, as reflected within the representations to the licence for The Beer Station, principally centre upon:

1. 'General noise nuisance';
2. Noise (principally music - amplified and 'live performance') originating from the outside area of The Beer Station;
3. Customers drinking in the outside areas of the premises;
4. Noise originating outwards from the inside of The Beer Station Premises (customers & music);
5. The proximity of the premises to nearby residential areas;
6. Concerns regarding the generation of additional traffic;
7. Parking concerns;
8. Customers departing from The Beer Station (by vehicle, on foot or other means including taxi);
9. The scope and length of licensing hours;
10. Suitability of overall use;
11. Possible 'rowdiness' on the part of departing customers; and
12. Food smells generated by visiting food vendors.

4.3 A spreadsheet that analyses the letters of representation received from objectors is attached at Appendix 2 to this document. The analysis draws out the principal concerns from each letter of representation, identifying the author(s) only by their initials. The spreadsheet then 'groups' the concerns within the 12 categories above.

4.4 It can be seen from the analysis that the bulk of representations centre upon the issues of:

1. Noise (principally music - amplified and 'live performance') originating from the outside area of The Beer Station;
2. General noise nuisance; and
3. Concerns regarding the generation of additional traffic.

4.5 These three areas reflect the majority of concerns on the part of those making representations and the applicants will rightly focus their response to these concerns.

4.6 However, the applicants will also address the remaining areas of objection through their original application, the conditions contained therein and through the provisions of the additional information contained within this briefing note.

## 5 Applicant's Response to Licensing Objections (Preventing Noise Nuisance)

5.1 The applicants have considered all of the letters of representation, very carefully, and as a consequence they propose, on their behalf, that their operating schedule as set out within the original premises licence application is amended to reflect the following changes:

- There is a **withdrawal in the premises licence application for live music, recorded music and any other form of entertainment to the external areas of the business;**
- A **withdrawal within the application for certain other licensable activities** (see revised operating schedule);
- A **reduction in the overall duration of licensable activities** (see revised operating schedule);
- The applicants fully respond and **accept the licence conditions proposed by Leeds City Council – Environmental Protection** aimed at reducing any form of noise nuisance; and
- Finally, that the applicants **respond positively to, and incorporate any additional conditions** that the Licensing Sub-Committee feel are necessary as a consequence of the licensing meeting (31/10/17) taking into account the shared responsibility (applicant & determining authority) to advance the objectives of the Council's Statement of Licensing Policy (2014-2018).

5.2 The applicants therefore wish to formally withdraw their application to undertake the following licensable activities as previously set out within their operating schedule:

1. Performance of live music – outdoors;
2. Performance of recorded music – outdoors; and
3. Performance of entertainment – outdoors;

5.3 Collectively, a withdrawal in the application for these forms of licensable activities to be included within the operating schedule addresses the principal issues of 'general noise nuisance' and 'noise (principally music - amplified and 'live performance') from the outside area.

5.4 This means, in effect, that the external area of the premises, which comprise a small seating and outside smoking area for fewer than 10 people, will have no audible noise impact with recorded and live music (occasional) being fully contained to the internal areas of the premises.

5.5 Importantly, as the nearest residential property (see Appendix 1) is 100 metres away from The Beer Station there will not be any noise nuisance from customers and music generated from within the premises to local residents. This as the premises are contained within, and surrounded by the neighbouring industrial area, they are well insulated (noise protection) and also because there is a 'formed barrier' comprising a large soil bank and mature tree settlement that 'shield' dwelling houses on York Road from the applicant's premises (see Appendix 1).

5.6 In addition, the applicants also wish to **withdraw their application** for the following licensable activities to be included within their operating schedule:

1. Sale by retail of alcohol – external areas; and
2. Late night refreshment (in any form).

5.7 Furthermore, as an amendment to their operating schedule, the applicants wish to **reduce the hours of licensable activities** at the premises throughout the week and weekend as follows;

1. Sale by retail of alcohol - internal areas, Friday and Saturday 10.00am to 11.00pm;
2. Indoor sporting events – Sunday to Thursday 10.00am to 10.30pm and Friday and Saturdays 10.00am to 11.00pm;
3. Performance of live music – internal areas, Sunday to Thursday 10.00am to 10.30pm and Friday and Saturday 10.00am to 11.00pm;
4. Performance of recorded music – internal areas, Sunday to Thursday 10.00am to 10.30pm and Friday and Saturday 10.00am to 11.00pm; and
5. Entertainment of a similar description – internal areas, Sunday to Thursday 10.00am to 10.30pm and Friday and Saturday 10.00am to 11.00pm.

5.8 Overall, the applicants are demonstrating that they are responding to the concerns of those making representations by withdrawing from, or curtailing licensable activities that could be a source of noise nuisance to others.

5.9 Consequent to the proposals by the applicants to withdraw or vary the nature of licensable activities at the proposed 'Beer Station' a revised operating schedule of proposed licensable activities is reproduced within the table below;

**Figure 2 – Revised Operating Schedule (Licensable Activities - The Beer Station)**

Activity	Indoors/Outdoors	Alcohol Consumed	Time Period	From	To
Sale by retail of alcohol	Indoors	Indoors/outdoors	Sunday to Thursday	10.00 am	10.30 pm
Sale by retail of alcohol	Indoors	Indoors/outdoors	Friday to Saturday	10.00 am	11.00 pm
Indoor sporting events	Indoors	N/A	Sunday to Thursday	10.00 am	10.30 pm
Indoor sporting events	Indoors	N/A	Friday to Saturday	10.00 am	11.00 pm
Performance of live music	Indoors	N/A	Sunday to Thursday	10.00 am	10.30 pm
Performance of live music	Indoors	N/A	Friday to Saturday	10.00 am	11.00 pm
Performance of recorded music	Indoors	N/A	Sunday to Thursday	10.00 am	10.30 pm
Performance of recorded music	Indoors	N/A	Friday to Saturday	10.00 am	11.00 pm
Entertainment of a similar description	Indoors	N/A	Sunday to Thursday	10.00 am	10.30 pm
Entertainment of a similar description	Indoors	N/A	Friday to Saturday	10.00 am	11.00 pm



5.10 Consequent to the proposed changes to the operating schedule, the overall opening hours of The Beer Station would be revised as follows:

**Figure 3 – Revised Operating Schedule (Opening Hours - The Beer Station)**

<b>Time Period</b>	<b>From</b>	<b>To</b>
Sunday to Thursday	10.00am	11.00pm
Friday to Saturday	10.00am	11.30pm

5.11 In addition, the applicants have fully accepted (without objection) premises licence conditions that have been proposed by Leeds City Council – Environmental Protection Team as part of the licensing application consultation process. These conditions will be incorporated into any licence granted to the applicant and stipulate that;

1. Licensable activities shall be conducted and the facilities for licensed activities shall be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties;
2. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises after 11pm;
3. There shall be no external loudspeakers;
4. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties;
5. Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level;
6. The PLH/DPS will ensure patrons use beer gardens and external areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas after 11pm; and
7. The activities of persons using the external areas such as for smoking shall be monitored after 11 pm and they shall be reminded to have regard to the needs of local residents and to refrain from shouting and anti-social behaviour etc when necessary.

5.12 In summary, through their proposals the applicants are directly addressing concerns relating to possible noise nuisance (principally music - amplified and 'live performance') originating from the outside area of The Beer Station and 'general noise nuisance' through the withdrawal of licensable activities within their operating schedule and opening hours that may generate 'noise', this together with the variation and curtailment of other activities that may act in a similar way.

5.13 The applicants have also agreed to incorporate licence conditions proposed by local authority 'subject matter experts' (Environmental Protection) to prevent noise nuisance.

5.14 In respect of the third principle area of representation, that of concerns regarding the generation of additional traffic, the applicants believe that the following points will provide suitable assurance that such concerns will not be realised and can in fact be disregarded:

## 5.15 Addressing Concerns – Increased Traffic

- Our business model is based upon the majority of our customers arriving and departing 'on foot', principally as many of our customers will be consuming alcohol;
- We are a 'dog friendly' venue (internal & external areas) and as such we expect to attract a strong following from the walking community both locally and further afield;
- We anticipate that a number of our customers will arrive and depart from our premises by means of the various bus services that are available on the B1224 York Road (adjacent to the York Road Industrial Estate). Bus services provide good access links to Wetherby town centre, Harrogate, York and villages in the neighbouring areas;
- We anticipate that a number of our customers will arrive and depart from our premises by means of the taxi services that are widely available in Wetherby and we are able to accommodate a 'drop-off' and collection point from within our private enclosed courtyard;
- We have parking for a number of vehicles within our private enclosed courtyard;
- We have provision for cycle racks within our private enclosed courtyard and we expect to be a focal gathering point for local cycle clubs;
- The B1224 York Road, Wetherby is an arterial route that commensurately carries volumes of all forms of traffic between Wetherby, York and the surrounding areas. The road does however significantly quieten in the evening, night time and at weekends. Apart from neighbouring licensed premises, The Engine Shed, no other businesses on the York Road Industrial Estate will be open or trading after 6pm weekdays and after 6pm on Saturdays. This means that there will be little traffic exiting from the industrial estate onto York Road during the principle trading periods of the Beer Engine and it cannot be realistically said that there will be significantly more volumes of traffic that will constitute either a noise nuisance or a hazard;
- We have intentionally varied our opening and closing times to avoid any 'clash' with vehicles and patrons exiting from The Engine Shed (opening & closing), thereby reducing any possibility of traffic congestion;
- The road layout for exiting the York Road Ind. Estate onto York Road is well established, has clear 'sight lines' and is not recognised as a hazard or collision 'hot spot'; and
- Members of the Committee will note that there are no adverse consultation comments upon the premises licence application from the Highways Department, the subject matter experts.

## 6 Addressing Broader Licensing Representations

6.1 In respect of Wetherby BrewCo's original application, the applicants have proposed that at least one of the four directors of the Company (in attendance at the hearing) will be personally present, on duty at all times, during hours of trading (both on and off sales) during the first twelve months of operations (whereupon the condition will be reviewed by the directors). This measure would be in addition to the statutory role and responsibilities of the DPS (as set out within the Licensing Act, 2003).

6.2 All four directors of the Company are Personal Licence (PL) holders, having recently completed accredited training and background checks to achieve the PL award. Both individually and collectively, they have significant experience in working within the licensing environment, addressing noise nuisance and anti-social behaviour problems (previous police careers) and other aspects of licensing policy, law and operational management.

6.3 Should there be any operational issues with matters in relation to promoting the four licensing objectives a trained, accredited and experienced company director will be immediately available (onsite) and contactable at the premises, in person or by telephone to resolve concerns.

6.4 In addition to the premises telephone number being publicly available the applicants are happy to make their personal mobile telephone numbers available, particularly to local residents who may wish to have an immediate 'point of contact' should there be any concerns during periods of operation (or thereafter).

6.5 Within this document the applicants have outlined their developed approach to preventing public nuisance (**PN**), this in addition to the measures that have previously been set out within their original premises licence application. These measures were developed with regard to the Council's 'risk assessment proforma' that provides helpful advice and guidance to applicants:

#### **6.6 The Beer Station – Premises Licence Measures to Prevent Noise Nuisance (PN)**

**PN1.** In the design, layout and fitting out of the premises for operations every opportunity will be taken to factor in the use of recognised design and material choices that act to reduce/eradicate the diffusion of noise to neighbouring communities. The premises are 'industrial' in design and construction and their location within an industrial setting means that by nature, noise does not reach or cause nuisance to neighbours, especially residential communities. Every opportunity will be taken in the installation of entrances and doors to reduce the diffusion of noise and levels will be actively monitored inside the premises, to the outside areas and the wider perimeter. A telephone number will be advertised on the website and social media pages of the business that provides for immediate contact with the supervisor on duty at the premises in order that any concerns regarding noise nuisance can be reported and immediately acted upon. Records of noise monitoring by staff members and the reporting of noise nuisance will be fully recorded, reviewed and acted upon. The business will actively seek out engagement and feedback from neighbourhood watch and other sources of 'community feedback' concerning its operations and allied impact upon the locality.

**PN2.** Clear signs asking customers to disperse and leave the area quickly and quietly will be displayed at exits and other key points. The dispersal and departure of customers at the end of service will be actively monitored by staff members.

**PN3.** Where necessary taxis will be ordered for customers with taxi drivers asked to collect from the premises car park and to not create a noise nuisance for local residents. Clients awaiting taxis will be asked to wait inside the premises or in the immediate area of the entrance. Similarly, those providing entertainment who may be loading equipment at the end of service will be asked to do so with consideration for neighbours and the final departure of staff members will be similarly controlled. Large bottle recycling receptacles located within the car park of the premises will not be loaded late at night.

**PN4.** Staff will undertake regular perimeter patrols of the premises to ensure that there is no litter or noise nuisance and lighting to the exterior of the premises will not be active after service has concluded and the premises are secured. This to reduce any possibility of light pollution/nuisance.

**PN5.** Close monitoring of noise and food smells from occasional events being held in the outdoor area of the premises will be controlled and monitored to ensure that there is no nuisance to local communities.

**PN6.** The final period of trading (the last half hour) will see a change in background music and lighting to promote a 'chill out' and to act to ensure calm prior to departure from the premises. There will be no late or re-admission to the premises once the sale of alcohol has ceased at the end of service.

## **7 Premises Licence Application – Closing Points**

7.1 The Licensing Sub-Committee are invited to review the content of this additional briefing note in conjunction with the original application documentation and to consider that the premises licence application can be granted subject to the withdrawal and variation of licensable activities as set out within the operating schedule, this together and with any additional conditions that the Committee feel are necessary to promote the four licensing objectives and the Council's Statement of Licensing Policy (2014-2018).

7.2 The applicants feel that they have properly recognised and fully addressed representations that the Committee have received in respect of the premises licence application and that their withdrawal and variation of licensable activities combined with stated conditions and other aspects of the licensing application creates a situation where a premises licence can be granted to the applicants.

7.3 In granting a licence the Committee is able to rely upon the natural and inherent safeguards of the Licensing Act (2003) in respect of the opportunity for any future concerns or complaints to be recorded concerning the applicant's performance in promoting the four licensing objectives, and this is a facility that is open to local residents and other parties. The premises licence can of course be the subject of future review, including withdrawal or variation should the applicants fail to act responsibly as premises licence holders.

7.4 The applicants therefore invite the committee to grant the premises licence (with variation and conditions as necessary) and in doing so making this welcome amenity and economic benefit available to the people of Wetherby, and further afield.

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**Directors, Wetherby BrewCo Limited**

**23<sup>rd</sup> October 2017**

**Report Appendices:**

**Appendix 1 – Map of York Road Industrial Estate & Adjoining Areas**

**Appendix 2 – Spreadsheet Analysis of Licence Representations**

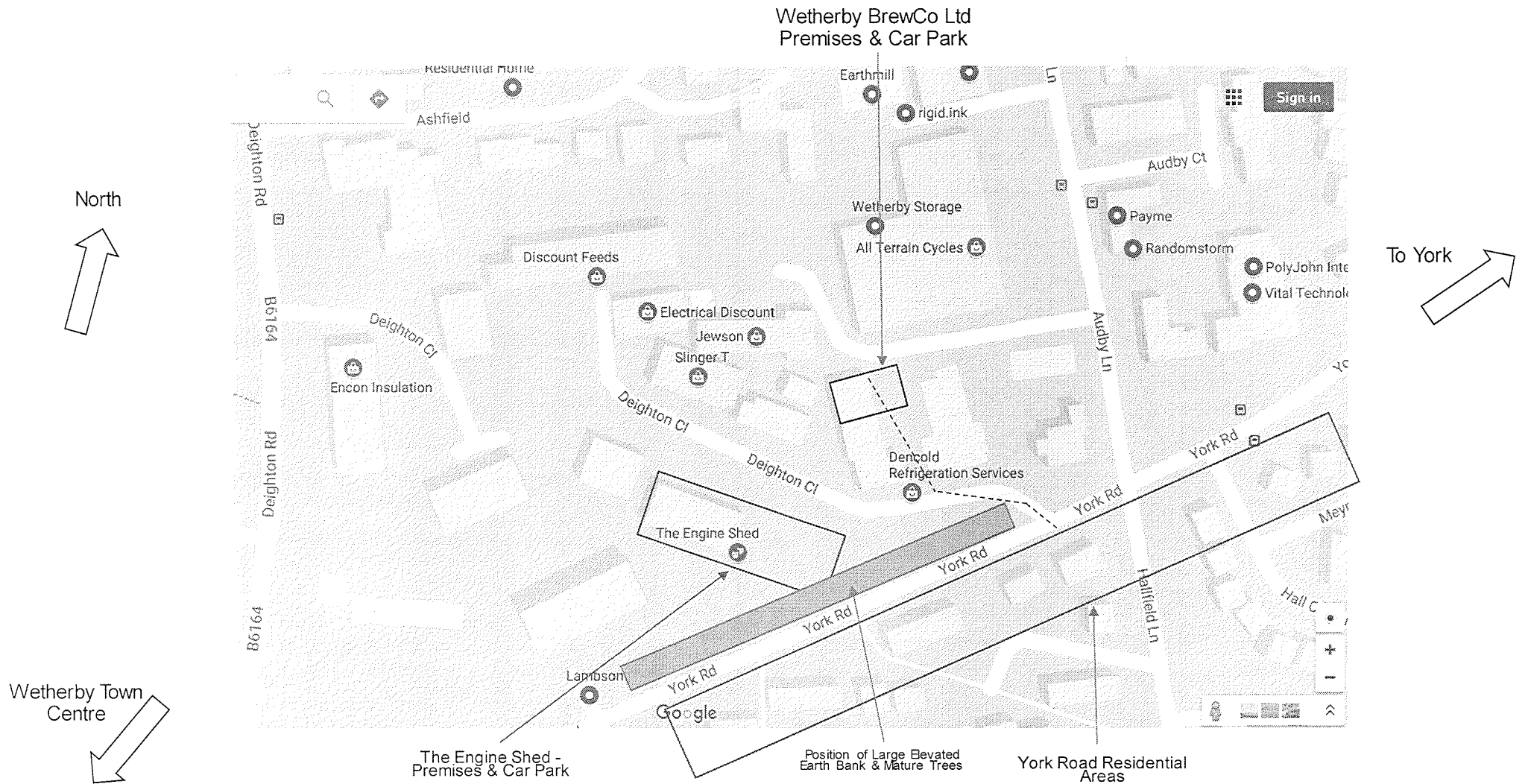
**Appendix 3 – Correspondence to Local Residents (27/10/17)**

Appendix 2 - Summary and Analysis of Wetherby BrewCo Ltd - Premises Licence Objections Summary

No.	Objector	General Noise Nuisance	Music (outdoor areas)	Drinking Outside	Noise/Music (indoor areas)	Near to Residential	Additional Traffic	Parking	People Leaving	Licensing Hours	Overall Use	'Rowdiness'	'Food Smells'
1										X	X		
2		X	X				X						
3		X					X						
4			X							X			
5		X										X	
6			X	X								X	
7		X											
8		X											
9		X											
10			X				X		X				
11		X					X						
12		X	X	X			X						
13		X											
14			X	X									
15		X					X						
16		X	X	X	X	X	X		X	X		X	X
17			X				X		X	X			X
18			X				X	X				X	
19			X										
20			X	X			X	X					
21		X	X						X				
22			X	X									
23			X		X								
24		X											
25			X						X				
26			X										
27			X										
	<b>Totals</b>	<b>13</b>	<b>17</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>10</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>2</b>

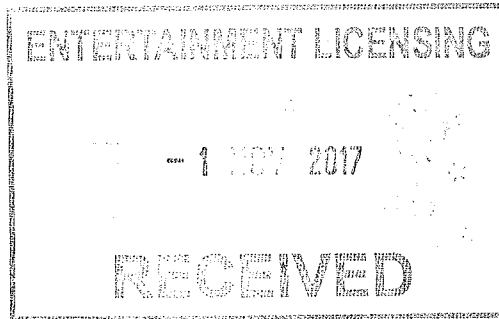
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# Appendix 1 - Wetherby BrewCo Ltd – York Road Ind. Estate & Adjoining Areas



Wetherby Brew Co Ltd  
York Road Industrial Estate  
York Road  
Wetherby  
LS22 7SU

27th October 2017



Dear

**Wetherby Brew Co Ltd (The Beer Station) - Premises Licence**

We are writing to you in relation to your correspondence with Leeds City Council in which you highlighted your concerns regarding the granting of a Premises Licence at York Road Industrial Estate. A copy of your letter was made available to us by the Council (a routine part of the consultation process).

We would like to reassure you that we have studied your letter (and those from your fellow residents) very carefully, and we have summarised what we believe to be the key concerns from the majority of those concerned below:-

1. Noise, principally live and recorded music, originating as a consequence of entertainment within the outdoor areas of our premises.
2. General noise 'nuisance'.
3. Concerns regarding increased traffic in and around York Road and the entrance to the industrial estate.

As responsible business owners (and Personal Licence holders) we wanted to advise you that we take any potential concerns very seriously, and that it is our intention to work very closely with local residents to address them. Indeed the future success of our proposed business is dependent on support from the local community.

You may be pleased to hear that as a result of the consultation process, we have significantly amended our Premises Licence application as follows:-

1. A withdrawal of our application to host live or recorded music and entertainment (in any form) to the outside areas of our premises (former A1 Press, Deighton Close, Wetherby).
2. A withdrawal of our application to retail alcohol in outside areas and to hold a late night refreshment licence (the provision of food after 11.00pm).
3. A reduction in general licensing hours, with the sale of alcohol ceasing at 10.30pm on Sunday to Wednesday evenings and 11.00pm on Fridays & Saturdays.
4. The acceptance of a range of premises licence conditions that have been proposed by Leeds City Council Environment Protection Team (who are responsible for administering noise and nuisance) helping to reduce the likelihood of noise originating from both the outside and inside areas.

5. A restriction upon recorded music, live music and entertainment, ensuring that such activities are restricted to the internal areas of the business only.

We believe that the above actions will successfully address the primary concerns of 'noise' (primarily music from external areas) and general 'noise nuisance'. In respect of concerns over increased traffic, we have also provided additional information to the Licensing Committee as to how we will work to avoid any disturbance from 'traffic movements' in the area. This includes the promotion of public transport (including taxis) provisions for cyclists and pedestrians and a range of other initiatives.

At this point, it is perhaps worth highlighting that our business is not that of a traditional pub or bar. We are first and foremost a microbrewery, producing a range of craft and real ales from base ingredients. We also will have a specialist bottle shop that will stock beers from around the world (for consumption 'off' the premises) and the brewery Tap Room (from which we plan to retail our own beers). In addition, any entertainment is likely to be limited to special events (a few times a month, not seven days a week).

We would also like to share with you our proposed business hours which we hope will further help allay concerns about our operation.

	<i>Bottle Store (sales 'off' the premises)</i>		<i>Brewery Tap Room ('on' premise sales)</i>	
	<i>Open</i>	<i>Close</i>	<i>Open</i>	<i>Close</i>
Sun	11.00am	10.30pm	11.00am	10.30pm
Mon	10.00am	6.00pm	Closed	Closed
Tues	10.00am	6.00pm	Closed	Closed
Weds	10.00am	6.00pm	Closed	Closed
Thurs	10.00am	10.30pm	10.00am	10.30pm
Fri	10.00am	11.00pm	10.00am	11.00pm
Sat	10.00am	11.00pm	10.00am	11.00pm

In summary, we fully appreciate that you might not be as excited about our proposed business plans as we are, but we hope you will agree that we have attempted to listen to everyone's concerns, take these on board, and (most importantly) act upon them in a responsible and proactive manner.

Should you have any queries relating to the above (or should you seek any further information regarding our application) please do not hesitate to contact me.

Assuring you of our best intentions.

[REDACTED]

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[REDACTED]