



Mr Andy Abbott
Wharf Chambers Co-operative Club
Ground Floor
23 - 25 Wharf Street
Leeds
LS2 7EQ

Environmental protection team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP

Contact: M Bird
Tel: 0113 3951162
Fax:

Our reference: CPREM/00299
8 September 2011

Dear Mr Abbott

Licensing Act 2003

Name of Premises: Wharf Chambers Co-operative Club

Address: Ground Floor, 23 - 25 Wharf Street, Leeds, LS2 7EQ

Thank you for submitting your application for the above premises.

Leeds City Council's environmental action service is of the opinion that your application contains insufficient information about how you intend to meet the licensing objective of the prevention of public nuisance. We therefore confirm that we are submitting a formal objection to your application.

However you could meet this objective by incorporating certain identified measures within your operating schedule. Therefore, please find enclosed a document which at part 1 contains the suggested measures which we consider are proportionate and appropriate to the nature of your application.

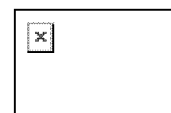
If you are in agreement with the suggested measures then please complete and sign part 2 of the enclosed form and return the complete document to me as soon as possible. Once we receive this it will be taken that you wish the licensing authority to amend your operating schedule to incorporate the proposed measures. If you have any questions please do not hesitate to contact me.

If you disagree with the suggested measures, then please complete part 3 and return the complete document to me as soon as possible.

If the opening hours as proposed under this application are different to those on the current planning approval, then you should also make an application for variation of hours to planning services. If you operate without planning permission, this may result in a breach of the relevant planning condition. If you wish to discuss this matter further please contact the development enquiry centre 0113 222 4409.

Yours sincerely

M Bird
Senior 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 of Premises: Wharf Chambers Co-operative Club
Address: Ground Floor, 23 - 25 Wharf Street, Leeds, LS2 7EQ

The application premises is situated in a commercial area within Leeds city centre. The premises occupies the ground floor of a converted mill building. However, there are residential flats approximately 40 metres to the North East, just beyond the railway bridge on Cross York Street.

From the application information it would appear that certain licensable activities will only take place inside the club premises; but that other activities, including live music, anything of a similar nature, and the supply of alcohol could take place both internally and externally until 05.00 on some days. Such activities have the potential for disturbance to nearby residential occupants.

I understand that until recently some similar activities were carried out at this premises under the name of the Leeds social Centre, but that this did not include a licensed outdoor area.

The applicant has proposed various measures to be included in their operating schedule as part of a risk assessment, e.g. no external speakers. However, these measures do not seem to deal with all the necessary public nuisance issues which may arise.

Due to the lateness of operating hours applied for (up to 05.00), and the activities proposed, I am not satisfied that public nuisance from the premises will be adequately controlled by the operating schedule submitted by the applicant.

Having considered the application under the Licensing Act 2003 for the above premises, the Leeds City Council's environmental action service considers that the following measures are proportionate and necessary in order to promote the following licensing objective:

- 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 on Cross York Street.
2. 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.
3. Licensable activities shall be limited to the interior of the premises building and shall not take place in exterior areas.

4. The Licence Holder, or their authorised representative, will ensure patrons use the garden area, and other external areas, in a manner which does not cause disturbance to nearby residents and business in the vicinity.
5. The activities of persons using the external areas 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.
6. The Licence Holder, or their authorised representative, will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Signed:

Dated:

PART 2

To be completed by the applicant or applicant's representative

Consent for Proposed Controlled Measures under the Licensing Act 2003

Name of Premises: Wharf Chambers Co-operative Club

Address: Ground Floor, 23 - 25 Wharf Street, Leeds, LS2 7EQ

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:

Please return this document to:

Environmental protection team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP

PART 3

To be completed by the applicant or applicant's representative

Proposed Controlled Measures under the Licensing Act 2003

Name of Premises: Wharf Chambers Co-operative Club

Address: Ground Floor, 23 - 25 Wharf Street, Leeds, LS2 7EQ

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
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP