

Appendix F



Mr Paul Nathan-Geary
Vektor Investments Management Ltd
Studio 11-12 White Cloth Studios
24-26 Aire Street
Leeds
LS1 4HT

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

Contact: M Bird
Tel: 0113 3951162
Fax:

Our reference: PREM/03224/001
22 August 2012

Dear Mr Nathan-Geary

Licensing Act 2003

Name of Premises: Melbourne Street Community Studio

Address: 18 - 20 Melbourne Street, Leeds, LS2 7PS

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.

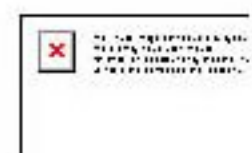
If you are in agreement with the suggested measures then please complete and sign part 2 of the enclosed form and return the complete document to me as soon as possible. Once we receive this it will be taken that you wish the licensing authority to amend your operating schedule to incorporate the proposed 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 use as proposed under this application is different to those on the current planning approval, then you should also make an application 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: Melbourne Street Community Studio
Address: 18 - 20 Melbourne Street, Leeds, LS2 7PS**

Premises Summary

The application premises is situated in a mixed residential/office/light industrial area to the North East of Leeds city centre. The area seems fairly quiet and the application premises is a small office type/light industrial unit in a small terrace of similar premises. There are a number of noise sensitive receptors in close proximity. The closest flats being approximately 60m to the West, with bedroom windows/balconies having a direct line of site to the application premises.

The application is for live and recorded music, supply of alcohol, plus facilities for dancing everyday of the week until 4am. It also appears that the applicant wishes to allow certain activities outside, such as late night refreshment and possibly recorded music until the early hours of the morning.

These proposals have the potential for significant disturbance to nearby residents due to loud music and from people's voices when patrons are using the outside area, when smoking outside, or when leaving. Unfortunately, disturbance from the activity of patrons is very difficult to control in an area which is fairly quiet during the night time period.

The applicant has submitted some measures they intent to take to try and minimize the disturbance they may cause. However, I do not feel their measures address all the relevant issues. In addition, based on the activities applied for it may not be feasible for them to comply with their proposed conditions.

Having considered the application for the above premises under the Licensing Act 2003, 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. The opening hours of the premises shall be restricted to 08.00 to 00.00.
2. The hours of licensable activity at the premises shall be restricted to 08.00 to 00.00.
3. Noise from a licensable activity at the premises shall not be audible at the nearest noise sensitive premises.
4. There shall be no external loudspeakers.

5. Patrons shall not be permitted to use the external areas of the premises between 23.00 and the start of permitted hours on the following day.
6. The premises licence holder, or their representative, will ensure patrons use external areas of the premises in a manner which does not cause disturbance to nearby residents and businesses in the vicinity.
7. 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.
8. 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.

Transport / Pedestrian Movement

9. Clear and legible notices will be displayed at exits requesting patrons to leave the premises quietly having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour.
10. The premises licence holder, or their representative will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Please return this document to:

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