

APPENDIX E

From: [REDACTED]
Sent: 24 Jul 2023 22:08:10 +0100
To: Entertainment Licensing
Cc: [REDACTED]
Subject: Fw: PREM/05150/001 - Objection

Dear Entertainment Licensing,

Please see the comments below regarding licensing application PREM/05150/001. [REDACTED]
[REDACTED] as experienced problems when attempting to submit his comments and has therefore submitted them via myself.

If someone could acknowledge receipt of this submission, I would be most grateful thank you.

Kindest regards

[REDACTED]

From: [REDACTED]
Sent: 13 July 2023 10:19 AM
To: [REDACTED]
Subject: PREM/05150/001 - Objection

You don't often get email from [REDACTED] [Learn why this is important](#)

I am writing about a licensing application under reference PREM/05150/001, I have attempted to leave a comment on the application, however, I am receiving the following error Your comments could not be submitted due to an error in the system. Can I therefore submit my objection to the application to yourself? I have included my comment below if that assists.

Thank you.

Commenter Type: Neighbour Response

Stance: Object

Comment:

To Whom it Concerns,

I am writing to express my objection to the application submitted for the proposed conversion of 2 Oxford Road into a bar/indoor golf range. As a concerned resident and

member of this quiet family area, I believe this development would have numerous adverse effects on the community and the surrounding neighbourhood.

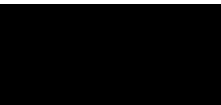
First and foremost, the lack of parking facilities for the proposed venue is deeply concerning. Given the potential influx of patrons and customers, it is essential to ensure sufficient parking spaces are available to prevent congestion, illegal parking, trespassing and inconvenience for residents. The absence of dedicated parking would inevitably lead to illegal parking taking place in resident only permitted spots and trespassing on adjacent private roads, additionally posing a safety hazard, and exacerbating the existing parking challenges faced by residents.

Moreover, the noise generated by a bar open until 11 PM in a built-up area is highly problematic. The tranquillity and peacefulness that define this neighbourhood would be disrupted, causing significant disturbance to the families residing here. It is important to recognise that many children play outside on the surrounding streets, and the introduction of a noisy and busy establishment would be detrimental to their well-being. The right to a peaceful living environment should be preserved, especially in areas known for their family-friendly atmosphere.

Furthermore, the potential social issues arising from the presence of a bar inside a residential area cannot be overlooked. Such establishments are often associated with increased instances of anti-social behaviour, littering, and public disturbances. Our neighbourhood has worked hard to maintain a sense of harmony and community spirit, and the introduction of a bar opening until late could jeopardize these efforts.

Considering the above concerns, I strongly urge the authority to carefully consider the approval of the proposed license. While I recognise the importance of economic growth and the need for businesses to flourish, it should not come at the expense of the quality of life and well-being of the local community.

Thank you for your attention to this matter. I look forward to receiving a response indicating that our concerns have been duly considered.



From [REDACTED]
Sent:11 Jul 2023 21:12:43 +0100
To:Entertainment Licensing
Subject:2 Oxford Road

You don't often get email from [REDACTED] [learn why this is important](#)

Dear Sir/Madam

I am writing to object to the application for a bar on Oxford road in Guiseley. I have no objection with the golf simulator, but I feel that the bar backing onto a private road (Cambridge Street), which already has significant parking issues, will only lead to more problems. Also, the fact that the bar would inevitably spill people out into the street, which is a wholly residential road, would cause noise pollution and potentially issues with bottles/glass in the street.

I don't feel an establishment of this sort is suitable on a private residential road.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 Jul 2023 19:15:00 +0100
To: Entertainment Licensing
Cc: Alderson, Cllr Paul; Edwards, Cllr Oliver; Thomson, Cllr Eleanor
Subject: Objection to licensing application

You don't often get email from [REDACTED] [learn why this is important](#)

Hello

I would like to lodge an objection to a licensing application for Back Nine Golf, 2 Oxford Street, Guiseley (PREM/05150/001).

For context, while the address of the proposed golf simulator is on Oxford Street, the premises back onto Cambridge Street and there is access [REDACTED]. The front door to the flats at 2 Oxford Street are actually on Cambridge Street.

Prevention of crime and disorder

- A late night bar backing onto a quiet residential street [REDACTED] brings greater opportunity for increased criminal activity, such as vandalism, littering, assault, sexual assault or theft. I would also be worried about the potential for the trading of drugs on the premises, given the quiet, private location of the rear of the proposed bar. Criminal activity could easily take place unseen.

Public nuisance

- The proposed basement bar backs on to a residential street [REDACTED] and is practically opposite [REDACTED] window [REDACTED]. I am extremely concerned about noise disturbance, patrons congregating in [REDACTED] street and anti-social behaviour late at night. We can hear music from the Red Lion pub on The Green from our house at times, which is quite a bit further away than the proposed bar. I really don't want my children subject to noise and unruly behaviour at any time of day, but certainly not at night when they are trying to sleep
- My partner is a doctor, working in an extremely high pressure, high stakes environment, and so disturbed sleep could impact his ability to perform his duties safely - with potentially life changing consequences
- We live on a private road with no public parking - it's not clear where patrons would park, and so I am concerned they will choose to park (illegally) on our road causing disturbance and inconvenience to us as residents

The protection of children from harm

- A late opening licenced premises literally [REDACTED] bedroom window would have a significant impact on them, disturbing their sleep

and subjecting them to noise disturbance, inappropriate language and antisocial behaviour. I would be concerned about their wellbeing and ability to focus and learn at school.

- Many children and families cut through Cambridge Street on the school run - they could also be subject to antisocial behaviour on the way home from school

Best wishes



Archibald, Janice

From: [REDACTED]
Sent: 11 July 2023 09:01
To: Entertainment Licensing
Cc: Alderson, Cllr Paul
Subject: PREM/05150/001 Back Nine Golf REF PA/FK

Follow Up Flag: Follow up
Flag Status: Completed

[REDACTED]

Good morning,

I am writing to oppose the licensing application for 2 Oxford Street, for Back Nine Golf.

I am a resident [REDACTED] and this is a private residential area with many families with children, who often play outside in the street. Parking is already very difficult. A premises like Back Nine Golf would not be a good idea as it would create a lot of disruption. Guests visiting the venue would not have anywhere to park, they'd be required to use the outside space for cigarette breaks etc, and presumably the bar section would also have an outside area, which would cause a lot of noise and potentially litter for the local residents. It gives the impression that this kind of venue would also attract groups like Stag Parties, which is not the kind of thing we want to bring to such a small residential area.

I strongly object to the location of this particular type of entertainment, and would urge the planner to reconsider the location.

Please keep residents of the local area updated on any developments. Thank you.

[REDACTED]

From [REDACTED]
Sent: 25 Jul 2023 14:11:11 +0100
To: Entertainment Licensing; Alderson, Cllr Paul
Subject: PREM/05150/001

You don't often get email from [REDACTED] [Learn why this is important](#)

Good Afternoon,

I'm writing with concerns in regards to the above application. As a local neighbour [REDACTED] then this does have direct concerns for me.

Firstly though, has this been already approved? I see their website says "Opening Soon" and gives full details. There are references to events being held there in the next couple of months? Also, work people have been in there already as they have been parking at the back of the premises (in the residential spaces on Cambridge Street) to enter the premises. I appreciate I'm not allowed to use parking as an issue but if already approved then this needs to be addressed.

Prevention of Public Nuisance Concerns

The proposed basement bar is located at the rear of the premises and backs directly onto Cambridge Street. The plans show that there are windows and a door. I'm assuming the door is the fire door and won't be in use/open. Can this be clarified? However, there is going to be substantial noise if the recently opened next door Office Saloon Bar is anything to go by. As a resident in the same building the noise and music from The Office can be clearly heard in my house [REDACTED] Even worse at night since the licensing was extended and the music is turned up. An additional bar at the neighbouring premises is going to cause even more disruption. Since COVID I (and others [REDACTED]) am a home worker so hearing the music and noise all day and night from two premises is a major concern.

With open windows though, the noise (and music?) is going to be clearly heard on the street too. I have two children [REDACTED] Loud noises from the premises will affect them. I also know that there are families [REDACTED] with very young children who will be directly impacted too. [REDACTED]

Effectively you're going to have a bar looking onto residential properties. The planning officer references other local establishments when making their comments but how many

of them directly look onto a private residential road? How many of them have the same proposed opening hours? None of them do.

Assuming that the door at the back won't be in use then is the expectation that smokers/vapers will be outside on the Oxford Street end? Surely there is a good chance that people using the bar will also use the area outside the bar when going outside too thus being directly on the residential street.

Further disruption and noise is likely to be caused by where the bins are going to be. Given it's going to be a bar there'll be bottles. I couldn't see a place on the plans where the bottle bins will be? Again, this can't be on the residential Cambridge Street or South View surely? Or the parking spots on the flats at Cambridge Street.

Noise is my main concern as above. [REDACTED] you can clearly hear the other bar (The Office Saloon) through the walls. At least externally it faces onto the main road. This proposal externally faces Cambridge Street.

Looking at their website and the details of the simulator it states there is only one simulator that up to 4 people can use. It also encourages people to stay on afterwards "for more drinks and snacks" and to watch "golf on Sky TV". So, am I right to assume that the only people able to use the bar will be those that use the golf simulator? So, in theory 4 people per hour. If they stay on in the bar then the next 4 people using the simulator can use the bar and so on. It's not going to take many people to be in the bar for it to be a crowded (and therefore noisy) bar and all the previous points stand.

And is it really going to be golf customers only? Looking at the prices then I'd have thought the owners would be looking to take a lot more money from the bar element and encourage people to stay so what is to stop this becoming just a normal bar where (if you want) you can play golf? And with all due respect nobody is going to go there to watch golf on Sky (live on Thursday to Sundays only by the way). But it's not unreasonable to assume that by having Sky they'll be showing football or other sporting events thus again encouraging people to come and drink and congregate there which directly impacts the residents.

I don't want this to come across as being personal to the applicants. It really isn't. It just strikes me that this could easily become another bar (with a golf theme) rather than the

other way around and given the location of the bar itself it does directly impact the residents and I know first hand from the music and noise from the next door Office Saloon that it does affect the residents in the same building. Given it looks out directly onto Cambridge Street too then this is just more potential additional disruption for what is a quiet neighbourhood.

As stated at the start of the email I can see things have started within the building, I can see the website is up and running and stating "Opening Soon" with events staged in the next couple of months so it is disappointing, if true, that my and other neighbours concerns aren't being considered and this is being waived through.

Regards,



Archibald, Janice

From: [REDACTED]
Sent: 10 July 2023 21:01
To: Entertainment Licensing
Subject: PREM/05150/001

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED] [Learn why this is important](#)

Regarding the application from Back nine golf to open a bar at No 2 Oxford Street, Guiseley, LS20 9AX, I would be fully against this idea.

The area is residential and would cause a great amount of upset to the surrounding community. [REDACTED] which is the a joining street and cannot see how an application of this kind can even be considered, especially considering the close proximity to residential housing and the fact that the property does not have any real out door space.

Where are the patrons expected to go for a cigarette/vape? In people's gardens? On the street? Not to mention where would they park? Both Cambridge Street, the rear of the property and South View which joins on from there are both private roads with private parking for residents only and Oxford Road is permit parking.

We ourselves have had two occasions where a drunk Idiot has urinated on our doorsteps whilst waiting for a takeaway, this can surely only get worse with the new proposal.

Town gate area of Guiseley is the oldest part of Guiseley and this kind of business will create a negative view of the area.

[REDACTED]