

# APPENDIX F



Sagoo Properties Limited  
Sameva Property Ltd  
First Floor  
4 Northwest Business Park  
Servia Hill  
Woodhouse  
Leeds  
LS6 2QH

Environmental Health Services  
Leeds City Council  
Seacroft Ring Road Depot  
Seacroft  
Leeds  
LS14 1NZ

Contact: Ms Claire Simms  
Tel: [REDACTED]

Our reference: PREM/05304/001  
20 March 2024

Dear Sir

## **Licensing Act 2003**

**Name and Address of Premises: Booze 4 U, 220 Roundhay Road, Leeds, LS8 5AA**

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

We base our objection on the following matters:

- The potential for noise disturbance from customers, delivery drivers and vehicles arriving and leaving, noise from car doors slamming and music from car radios which would continue throughout the night where it may adversely affect sleep and other loss of the use and enjoyment of a property.
- The potential from disturbance from anti-social behaviour due to street drinking affecting those nearby residents 24 hours 7 days a week.
- The application premises are situated within the Harehills Cumulative Impact Policy area. You have not demonstrated how you will promote the licensing objectives and not add to the cumulative impact.

The current policy for this area is that it would be inconsistent with the council's duty to promote the licensing objectives to grant new and variation applications for any premises licence which seeks off sales and late-night refreshment to operate during the peak hours described in the cumulative impact assessment for this area.

As documented in The Cumulative Impact Assessment for Harehills 2023 – 2025 the council has assessed crime statistics for the area known as Harehills and has determined that this is an area that is suffering from the cumulative impact of too many off-licensed premises and consequently, this is leading to problems which are undermining the licensing objectives.

Specifically, the area around Harehills Road and Harehills Lane is particularly suffering from the cumulative impact of too many off licences. There is a particular problem of anti-social behaviour from street drinking outside these types of premises in the area. This application will allow street drinkers to have access to alcohol 24 hours a day. The impact can range from increased litter, urination in the street and in peoples' gardens, shouting and abusive language.

Having read the matters we describe below if you feel we should consider anything else please do not hesitate to contact us.

### **Description of the surrounding area**

The application site is situated within a mixed-use area on Roundhay Road. The property forms part of a parade of ground floor shops with a mix of uses to the upper floors including residential. There are also near residential properties on Lambton Grove.

### **Description of the applicant venue and the application**

The property is located on the ground floor of a row of shops that front onto Roundhay Road. Until recently the premises held a licence for the sale of alcohol from 00:00 hours to 00:00 hours 7 days a week. Due to a review application submitted by West Yorkshire Police, after the premises was found to be selling illicit cigarettes, the Licensing Sub Committee made the decision to revoke the licence on the 6 February 2024 pending appeal.

This is a new application made by the landlord of the premises who is intending to take back control of the premises from the current tenant. The applicant has applied for a new licence for the sale of alcohol from 00:00 hours to 00:00 hours 7 days a week.

### **Conclusions reached**

The potential for noise disturbance is the same whether it is from customers or delivery drivers arriving and leaving to collect or purchase alcohol. As such the residents may be subject to increased noise from vehicles and people visiting the business, raised voices, car stereos, car doors banging, throughout the night which will likely result in sleep disturbance. There is also the potential for public nuisance and anti-social behaviour from people drinking in the street who would be able to purchase alcohol 24 hours a day.

We recommend that the Sub-Committee refuse the application.

We do not believe that further conditions will resolve the application as it stands.

Yours faithfully

A black rectangular box redacting the signature of Claire Simms.

Claire Simms  
Senior Technical Officer