

## APPENDIX D



Treehouse bars Otley limited  
30 North Street  
Keighley  
Bd21 3se

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

Contact: Vanessa Holroyd  
Tel: 0113 378 6587  
vanessa.holroyd@leeds.gov.uk  
Our reference: PREM/05307/001  
18 April 2024

Dear Sir/Madam

### **Licensing Act 2003**

**Name and Address of Premises: 40 Bondgate, Otley, LS21 1AD,**

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with the premises and the area .

You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

If the opening hours you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours faithfully



Vanessa Holroyd  
Senior Environmental Health Officer

## **PART 1**

### **To be completed by the responsible authority**

**Leeds City Council's Environmental Health Service**  
**Proposed Controlled Measures under the Licensing Act 2003**  
**Name and Address of Premises: 40 Bondgate, Otley, LS21 1AD,**

The application premises are located on a main street of Otley town Centre with other pubs , shops and a supermarket in close proximity. There are also several residential properties opposite and to the rear with the most noise sensitive being adjacent to the rear at 36a and 36b Bondgate Otley LS21 1AD.

This premises previously known as Korks Wine and Brasserie had a premises license for the same activities and hours that this business is applying for until it closed. The opening hours applied for are 08:00 hours to 02:30 hours the following day Monday to Saturday and 10:00 hours to 23:00 hours on Sunday. The sale of alcohol, Live music, recorded music etc. is to be from 10:00 hours to 02:00 the following day Monday to Saturday and 10:00 to 22:30 hours on Sundays. The use remains similar to the previous business although the premises has been renovated with a large rear extension including a function room, managers flat and a beer garden.

Therefore there is potential for public nuisance to those residents who live in close proximity from patrons using the beer garden and from loud music until the early hours. There is also potential for nuisance from plant noise from beer chillers and extract ventilation systems.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance

### **Noise and Vibration**


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 at 36a and 36b Bondgate Otley LS211AD after 11pm.
3. There shall be no external loudspeakers after 11pm.
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, external areas and play areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas after 10 pm except for smoking.

### **Transport / Pedestrian Movement**

7. Clear and legible notices will be displayed at exits, car parks and other circulatory areas 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.
8. The designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.
9. SIA registered door staff will be employed and used where queues are likely to form to manage the queues and ensure that queues are restricted to cordoned areas to prevent them obstructing footpaths and spilling out onto roads, and to keep noise and obstructions away from residential property.

Signed



Dated: 18<sup>th</sup> April 2024