



01/09/2024

Licensing Department
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Dear Sir/Madam,

Re: Objection to the Variation of Premises Licence for the Gardeners Arms Public House, 383, Leeds Road, Lofthouse, WF3 3QE

I am writing to formally object to the application for a variation of the premises licence for the Gardeners Arms public house, which seeks to extend the operating hours to as late as 1:00 AM. As a resident of Lofthouse, I am deeply concerned about the impact this extension will have on our village, which has already experienced disturbances under the current licensing conditions. I really do not understand the need for extended hours midweek either. Many residents are working people and will be unnecessarily disturbed.

This village is a quiet, residential area where families and individuals value peace and security. Unfortunately, the Gardeners Arms has been a source of considerable disruption over the years. There have been incidents involving anti-social behaviour, particularly late at night, particularly within the carpark. The car park of the Gardeners Arms has frequently been used by drug dealers and addicts, creating an unpleasant environment for residents. Cars have been known to screech in and out of the car park at all hours, further disturbing the peace.

The Gardeners Arms is on the very busy main Leeds to Wakefield Road, and I personally have been the victim of cars racing out onto it from the carpark, often late at night and almost running into my vehicle. That area of road is already at risk of becoming a death trap. We were supposed to have islands put at the entrance to my estate, towards the pub, to stop overtaking, but it never happened, why was that?

I believe on several occasions, the police have been called to address these issues, which indicates a serious lack of control over the premises, especially the carpark and its patrons. I believe there was a police incident only last week in said carpark. I will ask the police for statistics and of their opinion on extended hours for this venue.

Additionally, there is little to no control over customers leaving the premises late at night. Groups of people often exit the pub shouting and screaming, and many of them walk through our estate, causing further disturbances. These late-night

disruptions are unacceptable in a residential area and extend far beyond the immediate vicinity of the public house. The railway lines and cycle path to the back of the carpark gets bottles and cans discarded along with empty vapour cans. I am sick to death of picking them up.

Given the current issues, I am strongly opposed to the extension of operating hours. It is unclear why the Gardeners Arms would need to operate until 00.30-1:30 AM, and I question what plans they have for these extended hours. The current situations have not demonstrated the ability to manage the existing responsibilities effectively, and an extension of hours would likely exacerbate the problems we are already facing.

Furthermore, I am disappointed by the lack of communication and transparency regarding this application. There have been no notices posted around the adjacent estate to inform residents of this proposed variation. This lack of notice prevents residents from being adequately informed and having the opportunity to voice their concerns. One notice at the venue is not adequate. I would respectfully request an extension on the date of closure to object.

In conclusion, I urge Leeds City Council to reject this application for a variation of the premises licence. Extending the hours of operation would likely lead to an increase in anti-social behaviour, noise pollution, and general disturbances, which would have a detrimental effect on the quality of life for residents in our village.

Thank you for considering my objections.

Yours faithfully,

A solid black rectangular box used to redact the signature of the author.

Interested Party Representation

(Form IPR1)



Section 1 – Licence application details

Please indicate as appropriate :



I wish to object to the following application:



I wish to support the following application:

Applicant name (if known): Punch Partnerships (PTL) Limited

Applicant premises name and address: The Gardeners Arms,
383 Leeds Rd, Lofthouse, Wakefield, WF3 3QE

Section 2 – Your personal details

NB : If you are acting as a representative, please go to Section 3.

Title Mr Mrs Miss Other _____ Ms _____

Surname



First name(s)



Address (incl postcode):



Please note that a full copy of your representation will be sent to the applicant. This will contain your personal details including, name, address and any contact information unless you expressly state a reason for your details to be withheld. Alternatively you may ask someone to make the representation on your behalf.

The Licensing Authority is unable to accept anonymised representations.

Please refer to our Guidance Note – GN-M Guidance on making representations for further information.

Section 3 – Representative details

If you are representing someone else please complete details below

Name of Representative/
Organisation

Full postal address
(incl postcode)

Please indicate capacity :

Representative of Residents Association

Ward Councillor

Parish Council

MP

Trade Association

Other (please

specify) _____

Section 4 – Representation grounds

The representation is relevant to one or more of the following licensing objectives:

Please tick relevant box(es)

Prevention of crime and disorder
Prevention of public nuisance
Protection of children from harm
Public safety

Please select :

I object to the application being granted at all

I object to the application being granted in its current form*

*If you choose this option remember to tell us in the next section what changes you would prefer to see.

The grounds of the representation is based on the following:

Crime and Disorder – I believe that the variation will lead to an increase in crime and disorder in the area, obviously this is detrimental to all residents not just myself. Whilst exiting Rothwell Greenway recently; I witnessed Police activity at the pub with a man strongly resisting arrest on the pavement outside. I had heard raised voices coming from the underpass and I felt unsafe, thus I walked up the hill towards the road instead and noted the Police incident. I am given to understand that the pub is not a stranger to Police attention but this will be evident from the police reports. There are ongoing concerns in the neighbourhood regarding drug-related activities in/ around the Gardeners Arms and there is a frequent smell of cannabis in the area. I have previously witnessed teenagers hanging around the car park area followed by the smell of cannabis when they have moved on to the adjacent underpass area (which is littered with drug bags). Again the Police reports will hopefully indicate a link.

Public Nuisance – I believe that the extension will lead to an increase in noise nuisance from the pub and that noise will be late at night when nearby residents are sleeping. On previous occasions when the pub has had an extension, such as for high profile sporting events or royal occasions; I have been disturbed late at night or in the early hours by drunken, noisy and/or disorderly behaviour from customers leaving the pub then walking either along Leeds Road or up the paths that lead from the pub into the Meadowgate Estate. I believe that this will happen on a daily basis given that the extensions are requested for every day of the week. The pub is sited directly amongst and adjacent to residential properties and I think it is important to note that the current measures to control noise and disturbances from the pub under the existing operating hours are insufficient. I know that residents closer to the pub are already experiencing noise problems from loud music and from users of the pub car park. Extending the hours will exacerbate noise disturbances and that is not acceptable.

I believe that the proposed extension of the hours will alter the nature of the pub turning it into a late night venue for drinkers and there's every possibility for drug users too. It will not be a venue that is serving the needs of the local community, particularly the village setting of Lofthouse which is family orientated. Families retire early; children retire early and late night drinkers and the resulting noise disturbance do not mix with sleeping families. I believe the proposal gives no consideration to the residents of Lofthouse. I believe that the negative impact this proposal will have on the community will outweigh any potential benefits to the pub of extended hours.

Please include as much information as possible in your representation. A good representation may include evidence of your experience as a local resident affected, or to be affected, positively or negatively.

Please attach supporting documents/further pages as necessary – please number all additional pages.

Signed:

[Redacted Signature]

Date: 3rd September 2024

[REDACTED]

Licensing Dept
LCC
Civic Hall
LS1 1UR



Sept 2 2024

Re: Objection to the Variation of Premises Licence, Gardeners Arms PH, 383 Leeds Rd,
Lofthouse, WF3 3QE

Consider this correspondence my formal objection to granting the above application. Firstly, I'd like to question why the application notice wasn't posted inside the adjacent residential area? The very place where the licence application will have the greatest disruption. There has been no attempt to inform the residents, either by direct post or display of notices, except on the main road, by the pub itself. As the housing estate lies on the main road, most residents commute by car and wouldn't have the opportunity to walk past the sign, There are no services or shops within walking distance in that direction so the chances of happening across it are slim.

I'd also like to list the many reasons why the application should be denied:

1. The pub is already a source of noise nuisance to the nearest houses, which are less than 25 yards away. Regular loud music disturbs me and my neighbours, two of which are emergency workers and have shift patterns. The pub already doesn't adhere to legal opening hours. Closing time is often extended, with music and drinking continuing beyond 11.30pm
2. People leaving the pub in the early hours cause excessive noise, not just to the immediate households, but to the rest of the estate as pub goers use the pathways as a short cut to the main road. I (and my neighbours), are often woken by shouting and glass smashing. We clean it up ourselves.
3. [REDACTED]
[REDACTED]
[REDACTED] We would find smashed glass and drugs in the car park and hear shouting as they left. The fence was effective for a while until people trampled it down and resumed taking a short cut. I have asked the landlord to repair the fence but he won't.
4. Not only do we have to endure loud music until well after hours, which means in warm weather we cannot open our windows, we have to put up with cars running their engines in the car park and car audio systems. I know I'm not the only resident to have been to

Speak to the landlord about this. Especially in the summer months when drinkers sit in the outdoor areas and put their stereos on for music.

5. Cars also speed out of the pub and along the main road. There is a right turn filter lane into Meadowgate Drive from the main road, in the direction of Wakefield. I have narrowly avoided an accident on several occasions as I've entered the filter, and cars have overtaken me as I'm turning right. On two separate manoeuvres, these were cars exiting the pub.
6. The Gardner's Arms is well known by locals as a place to get drugs. I have found them on the roof of my car and the same cars coming and going to the car park over the same evening is obvious. The police have been called, I believe. In fact only last week there was a disturbance that was attended by the police and an arrest made. It's also where underage drinkers from Outwood to Middleton, assemble at the weekends. I know this because my own step children have taken advantage of the lack of ID checking.

In addition, I'm at a loss to understand why extended hours are acceptable for a local public house. It's essentially turning it into a nightclub. Having all the above noise and vandalism is already stressful, extending the drinking hours will only result in more drunken, inconsiderate and anti-social behaviour. The proximity of the residential area surely should be prioritised above more hours of drinking.

Is it really necessary to drink until midnight Monday – Wednesday? And until 1am at the weekends? There are plenty of establishments in Leeds and Wakefield city that cater for this away from urban areas. Granting the application doesn't fulfil a community need, but rather attracts the worse kind of behaviour from people who don't live on the estate.

The residents have to endure rat infestations (reported more than once) which overrun into gardens – I have video evidence of this and have had to engage a private pest control company. We also have to put up with rowdy and abusive conflict if we challenge the drunken patrons and struggle to sleep due to late night noise. Surely, the council won't subject us to further hardship? I have been threatened, sworn at and my car damaged when I've challenged the drunks outside my house and even in my garden.

I strongly urge you to deny the extension AND use every power of authority to restrict the current flaunting of rules so we may foster a better relationship with what SHOULD be a community resource. As it is, it's a blight on our lives, a negative influence on our young people and earning the worst kind of reputation for a postcode that used to be desirable.

Yours sincerely

[REDACTED] – very exhausted and worried resident and tax payer,
[REDACTED]