

# APPENDIX C

**From:** [Musson, Martyn](#)  
**To:** [Musson, Martyn](#)  
**Subject:** FW: PREM/05137/001 FW: License Application - One Stop, 4 - 66 Cross Gates Road - REF: 23/041579/EPLA01  
**Date:** 24 July 2023 13:35:21

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**From:** [REDACTED]  
**Sent:** 14 July 2023 14:43  
**To:** Entertainment Licensing <[Entertainment.Licen@leeds.gov.uk](mailto:Entertainment.Licen@leeds.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** FW: License Application - One Stop, 4 - 66 Cross Gates Road - REF: 23/041579/EPLA01

Good afternoon,

With regards to my qualified objection to this application. We have come to an agreement with regards to the conditions and only one will be need to be added to the license. As such, we will be withdrawing the application.

Kind regards

[REDACTED]  
*Senior Technical Officer  
Communities, Housing & Environment  
Environmental Health  
Leeds City Council  
Phone [REDACTED]*

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**From:** [REDACTED]  
**Sent:** 10 July 2023 08:46  
**To:** [REDACTED]  
**Subject:** License Application - One Stop, 4 - 66 Cross Gates Road - REF: 23/041579/EPLA01

Good morning Kate

As discussed last week, most of the conditions are not appropriate for a small convenience store.

If the Premises Licence for One Stop, 4 - 66 Cross Gates Road, Leeds is granted, we would be happy to agree to the following condition.

**The DPS shall ensure that the One Stop bin outside of the premises is cleared regularly.**

Thanks  
[REDACTED]

This is a confidential email. Tesco may monitor and record all emails. The views expressed in this email are those of the sender and not Tesco. Tesco Stores Limited Company Number: 519500 Registered in England Registered Office: Tesco House, Shire Park, Kestrel Way, Welwyn Garden City, AL7 1GA VAT Registration Number: GB 220 4302 31



Tesco Licensing Team  
Shire Park  
Kestrel Way  
Welwyn Garden City  
AL7 1GA

Environmental Protection Team  
Leeds City Council  
Millshaw Park Way  
Leeds  
LS11 0LS

Contact: [REDACTED]

Tel: [REDACTED]

[REDACTED]  
Our reference: 23/041579/EPLA01  
27 June 2023

Dear Sir/Madam,

**Licensing Act 2003**

**Name and Address of Premises: One Stop, 64 - 66 Cross Gates Road, Cross Gates, Leeds, LS15 7NN**

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 sincerely

[REDACTED]

[REDACTED]

## **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 and Address of Premises: One Stop, 64 - 66 Cross Gates Road, Cross Gates, Leeds, LS15 7NN**

The premises is located on a busy street in a residential area. Due to the proximity of nearby residential premises to the establishment we believe there may be potential for noise nuisance created by machinery installed, such as chiller units, and waste collection services. There is no previous history of complaints, however, the previous business was a 9-5 office and would be unlikely to give rise to nuisance as opposed to the new requested licensed business.

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. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises.
2. 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.
3. 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.

#### **Litter**

4. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Signed: 

Dated: 27.06.2023

## **PART 2**

**To be completed by the responsible authority**

**Leeds City Council's Environmental Action Service**

**Proposed Controlled Measures under the Licensing Act 2003**

**Name and Address of Premises: One Stop, 64 - 66 Cross Gates Road, Cross Gates, Leeds, LS15 7NN**

I / We .....

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council's Environmental Action Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

## **PART 3**

**Name and Address of Premises: One Stop, 64 - 66 Cross Gates Road, Cross Gates, Leeds, LS15 7NN**

I / We .....

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as suggested by Leeds City Council's Environmental Action Service.

In this instance we understand that Leeds City Council's environmental action service will maintain their representation to my /our application, which will now proceed to a hearing before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

Environmental Protection Team  
Leeds City Council  
Millshaw Park Way  
Leeds  
LS11 0LS