

From: [REDACTED]
Sent: 30 Aug 2024 09:44:36 +0100
To: Entertainment Licensing
Cc: [REDACTED]
Subject: The Reginald Centre, LS7 3EX

Dear Entertainment Licensing,

Please find below my objection to PREM/05394/001 which I submit on the proviso that you only use my name, email and office address as below as I want records of any comments I receive from the applicant. Could you please confirm this will be the case? Thanks

“As Neighbourhood Centres Co-ordinator for Leeds City Council’s Communities Team I am writing to object to PREM/05394/001 Vera’s Flavours at 254 Dewsbury Road, LS11 6JQ. I believe my representation is relevant and based on the likely effect the granting of the application will have on public safety, public nuisance, risk to children and prevention of crime and disorder.

Crime and disorder: During the time PREM/05394/001 is being considered, work is underway on creating a new Cumulative Impact Area on Dewsbury Road including that location. It is planned for the new CIA to stretch along Dewsbury Road to Beeston Park. Colleagues and I have been advised by the Entertainment Licensing Team that sufficient evidence has been collected for the application to be submitted by Entertainment Licensing. Regarding CIDs, the Council’s Cumulative Impact guidelines note: **“The Licensing Authority has adopted Cumulative Impact Policies for certain areas of the Leeds district. These areas have been identified because the Licensing Authority believes that the impact of the number and concentration of licensed premises in these areas are adversely affecting the promotion of the licensing objectives.”** As in existing areas, the case for a CIA on Dewsbury Road centres on the recent rise in off licences along then street and rises in ASB and shop theft. The city has seen this before with Armley and Harehills getting rapid increases in off licences prior to the CIA being introduced.

Public safety: The premise has an open frontage within some 4 metres of one of the busiest roads in Leeds. Even more precarious, it is just 30 metres from the Tunstall Rd junction which carries traffic joining and leaving the motorway. TThe pavement directly in front of the premise is an increasingly busy cycleway and of course the city’s ambition is to see these cycleways become ever busier.

Public nuisance: Some 15 metres from the shop is Rowland Road which is a gated street with a raised brick flowerbed forming a permanent barrier for cars. However pedestrians can walk on either side of the flower bed to allow access up Rowland Road which is primarily residential . This makes the location a perfect area for street drinkers to use as a base and shops have noted this is already happening which has resulted in loitering and asb. Increasing drink availability will make this an ever bigger problem for local residents and businesses.

Risk to children: Looking at the information I can access on the application, despite being called a “grocers” I have seen no reference to anything but alcohol being sold at the location. Naming it “Vera’s Flavours” suggests it to be a welcoming shop of delights and of course this can be especially encouraging to children and young people. Will the shop sell anything but drink? There are many schoolchildren in the vicinity with nearby schools of New Bewerley Primary School (350 metres distant by road), Greenmount Primary School (400 metres distant by road) and Lane End Primary (800 metres distant by road) as well of course as an expectation that a main local shopping area should be welcoming to all residents.

Opening another off-licence on the street will go against the Council’s developing introduction of a Cumulative Impact Area and therefore detrimental to the wellbeing of the street.”

Kind regards



Neighbourhood Centres Co-ordinator,

Safer Stronger Communities Team

Leeds City Council,

The Reginald Centre, LS7 3EX

