

The reason why we had no choice but to put in an objection to this application is simply because we do not want to lose our home. As mentioned many times in our correspondence, this property has never been fitted with any sound insulation, so for many years we have had to endure the daytime music, smells, smoke and late-night parties.

By applying for a licence to open 7 days a week from 8am until 1am playing music throughout and with the addition of a live pa, our home would not be possible to live in. Not only would we have to leave our home but it would be highly unlikely that anyone else would want to live [REDACTED], so leaving us in a situation where we are unable to rent or sell our home.

As I'm sure you can all imagine, since finding out about the proposal it's been all consuming. For two months we've struggled to eat, sleep and its impacted on our business, finances, our relationship and our mental health.

This shop was purchased as a coffee shop, not a bar. It is located in a residential block with [REDACTED], two houses at the rear and a business unit next door. Its concerning and confusing as to why this coffee shop was purchased with the intention of turning it into a bar when quite clearly this is not suitable on any grounds.

As mentioned it is located in a residential block with no sound insulation. The property is over 100 years old and was originally a commercial single business unit so was never designed to have any insulating properties. Because of this the noise between the properties travels much easier than it would in a purpose built property.

With this in mind, adding sound insulation to the walls and ceiling would definitely help with the current coffee shop noise but would be unlikely to stop the increased noise of a bar.

In addition to no sound proofing, there is no wheelchair access. The entrance to the shop has a large oval shape step, making impossible for a wheelchair and unlikely to be able to use ramps.

The road in front of the shop is on a blind bend, with no double yellow or pedestrian crossing. Unfortunately people speed around this corner and with the addition of the above, makes it a area of concern. Adding a late night establishment offering alcohol by this location would only increase the risk of an accident.

This is more in relation to the suitability as a working bar The property has no access to the cellar, which makes it automatically unsuitable for the use of a bar.

If you do not have access to the cellar you would require multiple staff and a much bigger bar space for all of the drinks, glasses and additional bar equipment. Unless you have access to the cellar you can not offer tap'd beers, so you would require additional fridges, storage space, glass wash, ice machine, space that is not available.

There are many units for sale in Morley that are perfect for a bar, no residential, cellar, fully insulated, safe roads with pedestrian crossing, there are also many bars that are currently open that would probably sell.

In closing,

We have forwarded a lot of detailed information as to why we believe the property would be unsuitable for bar and although it may not be relevant to the current licencing criteria, I believe its vitally important to start with mentioning our previous issues with this property.











