

Licensing Sub-Committee

Tuesday, 26th March, 2024

PRESENT: Councillor J Gibson in the Chair

Councillor S Hamilton

1 Election of the Chair

RESOLVED – That Councillor James Gibson be elected as Chair for the meeting.

2 Appeals Against Refusal of Inspection of Documents

There were no appeals.

3 Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information.

4 Late Items

There were no late items. Supplementary information for Agenda Item 7 – Application for the grant of a Premises Licence for The Glee Club, Unit 2, 123 Albion Street, Leeds, LS2 8ER was distributed and published prior to the meeting.

5 Declaration of Interests

There were no late items.

6 Application for the grant of a premises licence for Against The Grain, Unit 1 Regency House , Kirk Lane, Yeadon, Leeds, LS19 7EP

The report of the Chief Officer Elections and Regulatory presented an application for the grant of a Premises Licence for Against the Grain, Unit 1, Regency House, Kirk Lane, Leeds, LS19 7EP.

The following were in attendance:

Mr Lewis Cuddy – Against the Grain

Mr Owen Wilson – Against the Grain

The Legal Officer explained the procedure to be followed. All parties present agreed to the hearing going ahead with a Sub-Committee of two Members.

The Licensing Officer outlined the application. The hours of operation applied for were as follows:

Sale by retail of alcohol:

Everyday 11:00 to 22:00

Entertainment of a similar description:

Everyday 11:00 to 22:00

The hours had been reduced from the original application following discussion with the Environmental Protection team.

Representations had been made by the Environmental Protection Team and West Yorkshire Police. Measures had been agreed to satisfy these representations. There was still an outstanding representation from a member of the public.

The applicant was invited to address the Sub-Committee. The following was highlighted:

- The applicant was aware of the objector's concerns. The premises would be operated in a café/European style. The applicant operated at a similar premises where there had not been any problems with noise or nuisance. Those premises often received 5 star reviews and return custom.
- The applicant was confident that there would be measures in place to address any of the objector's concerns. At their existing premises there were no problems with noise nuisance and measures taken included low levels of music and control of timings when bins were emptied.
- The applicant aimed to establish an environment that would build local community and would be happy to meet any objectors to discuss their concerns.
- The applicant's other premises had been voted the Best Bar in Leeds. It was aimed to replicate the same kind of operation and those premises were in a similar location.
- The premises were not too close to housing and there was already a licensed takeaway in the building which was open until 02:00.
- It was not anticipated that many customers would use cars to attend the premises and it was felt that this would not be a cause of disturbance.

In response to questions, discussion included the following:

- There would be a diverse range of beer and wines available and these were sourced from companies with an ethos of sustainability.
- There was scope for some expansion within the premises and this would need further planning permission. The proposed capacity was for 51 seats.
- There would be a charcuterie style food offering with the possibility of pizzas on a weekend. There would also be cocktails and hot drinks available.
- The applicant had agreed to reduce their originally proposed hours of opening and include conditions to the license to satisfy the concerns of responsible authorities.
- The applicant indicated that they would be willing to install noise control technology if required to do so.
- There would only be background music played and other noise mitigation measures would include restricting the times in which bottle bins were used.
- The applicant and staff were experienced in the management of bars and the identification of any problems that may occur.

The Sub-Committee went into private session to make their deliberations and carefully considered the report of the Chief Officer, Elections and Regulatory, the

submissions made in writing and made at the hearing and also the Statement of Licensing Policy.

RESOLVED – That the application be granted as applied for.

7 Application for the grant of a premises licence for The Glee Club Unit 2, 123 Albion Street, Leeds, LS2 8ER

The report of the Chief Officer, Elections and Regulatory presented an application for the grant of a Premises Licence for The Glee Club, Unit 2, 123 Albion Street, Leeds, LS12 8ER.

The following were in attendance:

Chris Rees-Gay, Woods Whur – Representing the applicant
Mark Tughan – The Glee Club
Peter Rogers – Sustainable Acoustics

The Legal Officer explained the procedure to be followed. All parties present agreed to the hearing going ahead with a Sub-Committee of two Members.

The Licensing Officer outlined the application. The hours of operation applied for were as follows:

Exhibition of a film, Performance of a play, Performance of recorded music, Performance of live music, Performance of dance, Anything of a similar description:

Everyday 10:00 to 03:00

Sale by retail of alcohol on the premises:

Everyday 10:00 to 03:00

Late Night Refreshment:

Everyday 23:00 to 03:00

The premises were located within the Leeds City Centre Cumulative Impact Area. Representations had been made by the Environmental Protection Team and agreement had been reached with proposed conditions. There were still outstanding representations from members of the public.

The applicant was invited to address the Sub-Committee. The following was highlighted:

- Approval for the application was sought as applied for with the addition of the Environmental Protect Team conditions.
- The applicant operated four similar venues in major cities across the UK and was an industry leader and award winner.

- The main customer base was between 30 and 54 years old. Fifty one percent of revenue came from ticket sales of which ninety one percent were sold in advance.
- The premises would follow a theatre style of operation.
- Should the licence be granted, this would create thirty five jobs, five of which would be full time.
- All staff would receive full training and there were training policies and programs to ensure that staff were aware of and met licensing objectives.
- There had been pre-application discussions with West Yorkshire Police. There had not been any representation from the Police as there were no concerns regarding crime and disorder.
- There had been sound testing done at the premises and a noise impact assessment. Conditions had been agreed with the Environmental Protection Team.
- There had been a meeting with local residents and residents had been given direct contact details should there be any further concerns.
- The hours applied for were to allow maximum flexibility as on occasion there may be collaboration with other events and festivals.
- The premises were not within the red zone of the Cumulative Impact Area.
- The premises style of operation would be different to that of previous uses and it would be a destination venue which was family based and multi-generational.
- The applicant had not received any complaints regarding noise at their other premises.
- This would be the only dedicated Comedy Club in Leeds and would be culturally beneficial to the city with the provision of high quality music and cabaret style entertainment.

In response to questions from the sub-committee, discussion included the following:

- The later opening hours had been requested to allow post shows for acts from other venues and to link with other cultural festivals and events. It was not planned to use the full hours every day. It was just to allow for flexibility.
- The sound system would be set up differently to previous systems so that it did not cause disturbance. Tests had been carried out.
- All events would be advertised and usually three to nine months in advance. Residents could be sent a link to inform them of events.
- It was estimated that the full opening hours would be used between thirty and sixty times per year.
- It was not anticipated there would be problems with dispersal from the premises. There was no rush for people to leave following performances and it would not be a nightclub style of operation.

In summary, it was requested that the application be granted. The applicant had undertaken pre-application discussions with the police and Environmental Protection and had agreed to conditions which were detailed in the report.

The Sub-Committee went into private session to make their deliberations and carefully considered the report of the Chief Officer, Elections and Regulatory, the

submissions made in writing and made at the hearing and also the Statement of Licensing Policy.

RESOLVED – That the application be granted as applied for with the inclusion of the conditions agreed between the applicant and Environmental Protection Team.