



LICENSING SUB-COMMITTEE

MEETING TO BE HELD IN CIVIC HALL, LEEDS ON
WEDNESDAY, 8TH JANUARY, 2025 AT 10.00 AM

MEMBERSHIP

Councillors

L Martin - Roundhay;
S Holroyd - Ardsley and Robin Hood;
J Senior - Morley South;

**Enquiries specific to
Entertainment Licensing:**

**Matthew Nelson
Tel No: 0113 37 85337**

**Agenda compiled by:
Governance and Scrutiny
Support
Civic Hall
LEEDS LS1 1UR
Tel No: 0113 37 88657**

CONFIDENTIAL AND EXEMPT ITEMS

The reason for confidentiality or exemption is stated on the agenda and on each of the reports in terms of Access to Information Procedure Rules 9.2 or 10.4(1) to (7). The number or numbers stated in the agenda and reports correspond to the reasons for exemption / confidentiality below:

9.0 Confidential information – requirement to exclude public access

9.1 The public must be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that confidential information would be disclosed. Likewise, public access to reports, background papers, and minutes will also be excluded.

9.2 Confidential information means

- (a) information given to the Council by a Government Department on terms which forbid its public disclosure or
- (b) information the disclosure of which to the public is prohibited by or under another Act or by Court Order. Generally personal information which identifies an individual, must not be disclosed under the data protection and human rights rules.

10.0 Exempt information – discretion to exclude public access

10.1 The public may be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that exempt information would be disclosed provided:

- (a) the meeting resolves so to exclude the public, and that resolution identifies the proceedings or part of the proceedings to which it applies, and
- (b) that resolution states by reference to the descriptions in Schedule 12A to the Local Government Act 1972 (paragraph 10.4 below) the description of the exempt information giving rise to the exclusion of the public.
- (c) that resolution states, by reference to reasons given in a relevant report or otherwise, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

10.2 In these circumstances, public access to reports, background papers and minutes will also be excluded.

10.3 Where the meeting will determine any person's civil rights or obligations, or adversely affect their possessions, Article 6 of the Human Rights Act 1998 establishes a presumption that the meeting will be held in public unless a private hearing is necessary for one of the reasons specified in Article 6.

10.4 Exempt information means information falling within the following categories (subject to any condition):

- 1 Information relating to any individual
- 2 Information which is likely to reveal the identity of an individual.
- 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- 4 Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or officer-holders under the authority.
- 5 Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- 6 Information which reveals that the authority proposes –
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) to make an order or direction under any enactment
- 7 Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime

A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p style="text-align: center;"><u>PRELIMINARY PROCEDURES</u></p> <p>ELECTION OF THE CHAIR</p> <p>To seek nominations for the election for the position of Chair.</p>	
2			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance and Scrutiny Support at least 24 hours before the meeting)</p>	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
3			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1) To highlight reports or appendices which:</p> <p>a) officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>b) To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>c) If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of those parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information</p> <p>2) To note that under the Licensing Procedure rules, the press and the public will be excluded from that part of the hearing where Members will deliberate on each application as it is in the public interest to allow the Members to have a full and frank debate on the matter before them.</p>	
4			<p>LATE ITEMS</p> <p>To identify any applications as late items of business which have been admitted to the agenda for consideration</p> <p>(the special circumstances shall be identified in the minutes)</p>	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
5			<p>DECLARATION OF INTERESTS</p> <p>To disclose or draw attention to any interests in accordance with Leeds City Council's 'Councillor Code of Conduct'.</p> <p><u>HEARINGS</u></p>	
6	Cross Gates and Whinmoor		<p>SUMMARY REVIEW OF THE PREMISES LICENCE FOR COCK BECK, PENDAS WAY, STANKS, LEEDS, LS15 8LA</p> <p>The report of the Chief Officer Elections and Regulatory requests Members consideration on an application from West Yorkshire Police under section 53A of the Licensing Act 2003 for the summary review of the premises licence in respect of Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA.</p> <p><u>Third Party Recording</u></p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties – code of practice</p> <ul style="list-style-type: none"> a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete. 	7 - 72

Item No	Ward/Equal Opportunities	Item Not Open		Page No
			<p>'We strive to ensure our public committee meetings are inclusive and accessible for all. If you are intending to observe a public meeting in-person, please advise us in advance of any specific access requirements that we need to take into account by email (FacilitiesManagement@leeds.gov.uk). Please state the name, date and start time of the committee meeting you will be observing and include your full name and contact details'.</p>	



Report Author: Mr Matthew Nelson
Tel: 0113 378 5029

Report of the Chief Officer Elections and Regulatory

Report to the Licensing Sub Committee

Date: Wednesday 8 January 2025

Subject: Summary Review of the Premises Licence for Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Crossgates & Whinmoor	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		

Executive Summary

West Yorkshire Police have made an application under section 53A of the Licensing Act 2003 for the summary review of the premises licence in respect of Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA.

West Yorkshire Police are of the opinion that these premises are associated with serious crime or serious disorder or both. The Licensing Authority is now under a duty to hold a review hearing in accordance with Section 53C of the Licensing Act 2003.

This engagement follows interim steps which Members carefully considered on the 13 December 2023. Members unanimously resolved to suspend the licence with immediate effect pending the substantive hearing of the review application.

The narrative of this report sets out the background of the premises licence, the relevant law and highlights appropriate guidance for members. A recommendation is also made to Members that the premises licence is reviewed using their statutory powers.

Member must also have regard to reviewing the interim steps pending the appeal period to ensure there are appropriate and proportionate safeguards in place at all times.

1.0 Purpose of this Report

- 1.1 This report informs the Members of the Licensing Sub Committee of an application for a licence summary review made by the West Yorkshire Police in respect of Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA. The application is made on the grounds of serious crime and disorder.
- 1.2 The Licensing Sub Committee now has the responsibility to review the premises licence held by Evergreen Inns Limited.

2.0 History of the Premises

- 2.1 These premises have had the benefit of a premises licence since the introduction of the Licensing Act 2003, in November 2005. The licence at that time was held by Enterprise Inns Ltd.
- 2.2 Various applications to transfer the premises licence to new holders and to specify new individuals as the Designated Premises Supervisor have been received since the licence was granted.
- 2.3 In August 2023 valid applications were received to transfer the licence to the current holder, Evergreen Inns Ltd, and to specify the current Designated Premises Supervisor, Mr Erik Seed. The applications did not attract objections from West Yorkshire Police, and both were granted as applied for.
- 2.4 A copy of the premises licence details can be found at **Appendix A** of this report.

3.0 Main Issues

Application

- 3.1 An application for a summary review of the premises licence has been sought by West Yorkshire Police. A redacted version of the application is attached at **Appendix B**.
- 3.2 Members will note that in accompaniment of the application a certificate made under section 53(1B) of the Act, which confirms that a Senior Member of West Yorkshire Police is satisfied that these premises are associated with serious crime or serious disorder or both. A redacted version of the certificate can be found at **Appendix C**.
- 3.3 Officers can confirm that the application and certificate were served by e-mail on the Premises Licence Holder and the Responsible Authorities on the 11 December 2024. A hard copy of the application and certificate were hand delivered directly to the premises and posted to the licence holder's head office address and the designated premises supervisor on the 12 December 2024.
- 3.4 The Licensing Authority can confirm that the statutory requirements to advertise the review application have been followed.

The Interim Steps

- 3.5 At the interim steps hearing, the measures available to Members and considered were:
- The modifications of the conditions of the premises licence.
 - The exclusion of the sale of alcohol by retail from the scope of the premises licence.
 - The removal of the designated premises supervisor from the licence.
 - The suspension of the licence.
- 3.6 It was decided that suspension of the licence with immediate effect pending the substantive hearing of the review application was the most appropriate and proportionate course of action for the Committee to take.
- 3.7 Further information on the resolution taken can be seen in a copy of the decision notice at **Appendix D** of this report.

Representation Against Interim Steps

- 3.9 The Licensing Authority has not received a representation in accordance with Section 53B of the Licensing Act 2003, i.e. a representation by the licence holder to the interim step of suspension.
- 3.9 A premises licence holder may submit a representation to the interim steps and any representation would be in accordance with Section 53B of the Licensing Act 2003.
- 3.10 Following the meeting consider interim steps on 13 December 2024 talks between West Yorkshire Police the licence holder continued and resulted in the two parties agreeing that temporary modification of the licence was suitable to allow licensable activities to resume. Those modifications were to remove conditions considered outdated, and to attach several temporary conditions to the licence, reduce the hours for licensable activities and remove the Premises Manager from the site.

Other Matters

- 3.11 Following the meeting to consider interim steps talks between West Yorkshire Police the licence holder has resulted in the police offering a number of additional measures that they would like to see incorporated into licence if Members are minded not to revoke.
- 3.12 An e-mail containing the police suggestions can be found at **Appendix E**, which in summary are the removal of outdated conditions, the addition of conditions considered more modern and robust, to reduce the hours for licensable activities and the removal of the Premises Manager from the site.
- 3.13 Four conditions offered by the police relate to restricting the use of external areas and to formally restrict the use of those areas, the licence holder may submit a minor variation application to update the plan attached to the licence. The minor variation application has not yet been received, but if it is received before the substantive hearing, the application will be provided as a late item for consideration when determining this application for review of the premises licence.

3.14 The remaining recommendations by West Yorkshire Police are a matter for the Sub Committee's consideration.

4.0 Premises Licence

4.1 The premises licence holder is Evergreen Inns Limited.

5.0 Designated Premises Supervisor

5.1 The Designated Premises Supervisor is Mr Erik Seed.

6.0 Location

6.1 A map which identifies the location of the premises is attached at **Appendix F**.

7.0 Representations to the Review Application

7.1 Under the Act representations can be received from responsible authorities and/or other persons. Representations must be relevant and, in the case of other persons, must not be frivolous or vexatious.

Representations from Responsible Authorities

7.2 The application has attracted a representation from the Senior Liaison and Enforcement Officer on behalf of Entertainment Licensing. The representation is received in support of the review application and a copy can be found at **Appendix G**.

7.3 A representation has been received from the Environmental Protection Team in support of the review application. A copy is available at **Appendix H**.

Other Representations

7.4 The application has attracted representations from 'Other Persons', including one on behalf of EI Group as the freehold owner of the property, and 12 from members of the public.

7.5 In order to protect personal data redacted copies of the representations in support of the premises can be found at **Appendix I**. The original versions of each representation will be provided to the Sub Committee Members in advance of the hearing.

7.6 The Licensing Authority received four public representations in support of the application for review.

7.7 In order to protect personal data redacted copies of the representations in support of the application to review can be found at **Appendix J**. The original versions of each representation will be provided to the Sub Committee Members in advance of the hearing.

7.8 Members should note that some content of the representations may not be relevant to the promotion of the licensing objectives and the recommendation is to apply the necessary weight where appropriate.

8.0 Matters Relevant to the Application

8.1 In making their decision, Members may take into account the guidance issued under Section 182 of the Act. The section of this guidance specific to Summary Reviews is available at **Appendix K** of this report.

9.0 Options Available to Members

Determination of Summary Review

9.1 In the determination of this review the Licensing Sub Committee are required to take any of the following steps as it considers necessary for the promotion of the licensing objectives:

- To modify the conditions of the licence, which includes adding new conditions or the alteration or omission of an existing conditions;
- To remove the designated premises supervisor;
- To suspend the licence for a period not exceeding three months;
- To exclude any licensable activity from the scope of the licence; and
- To revoke the licence.

Review of the Interim steps

9.2 The Licensing Authority's determination does not have effect until the end of the 21 day period given for appealing the decision, or until the disposal of any appeal that is lodged. Should the premises licence holder or applicant appeal the decision, the interim steps decision will remain in place until the appeal is decided or dispensed with.

9.3 To ensure that there are appropriate and proportionate safeguards in place at all times the Licensing Authority is required to review any interim steps that it has taken that are in place and consider whether it is appropriate for the promotion of the licensing objectives for the steps to remain in place, or if they should be modified or withdrawn. The review of the interim steps should take place immediately after the determination under 53C has been reached. In making its decision the Licensing Authority must consider any relevant representations made. Members are directed to paragraphs 12.29 and 12.30 of the Section 182 Guidance.

9.4 In conducting the review under this section, the Members must –

- (a) Consider whether the interim steps are appropriate for the promotion of the licensing objectives;
- (b) Consider any relevant representations; and
- (c) Determine whether to withdraw or modify the interim steps taken.

9.5 Members may alternatively decide that no action is necessary and that the circumstances of review do not require the Licensing Sub Committee to take any steps to promote the licensing objectives.

9.6 Members of the Licensing Sub Committee are asked to note that they may not take any steps outlined above merely because they consider it desirable to do so. It must actually be necessary in order to promote the licensing objectives.

10.0 Background Papers

- Guidance issued under S182 of the Licensing Act 2003
- Leeds City Council Licensing Policy

Appendices

Appendix A - Premises Licence Details

Appendix B - Signed Application

Appendix C - Signed Certificate

Appendix D - Interim Steps Decision Notice

Appendix E - Email re WYP conditions etc.

Appendix F - Map

Appendix G - Representation from Entertainment Licensing in support of the review

Appendix H - Representation from Environmental Health in support of the review

Appendix I - Public Representations in support of the premises

Appendix J - Public Representation in support of the review

Appendix K - S182 Guidance

Details of premises licence

For: Cock Beck



This document provides details of the premises licence issued to the stated premises and is not a licence itself.

Licence number: PREM/00808/013

Premises the licence relates to: Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA

Date licence first effective: 24 November 2005

Date current version effective from: 22 August 2024

Licensable activities authorised by the licence:

Sale by retail of alcohol

Friday & Saturday	10:00 - 00:00
Sunday to Thursday	10:00 - 23:00

Exhibition of a film

Friday & Saturday	10:00 - 23:30
Sunday to Thursday	10:00 - 22:30

Indoor sporting events

Friday & Saturday	10:00 - 23:30
Sunday to Thursday	10:00 - 22:30

Opening hours of the premises:

Friday & Saturday	10:00 - 00:30
Sunday to Thursday	10:00 - 23:30

Premises licence holder(s):

Evergreen Inns Ltd, 11-13 King Street, Bradford, BD11 1AA

Designated premises supervisor:

Erik Seed

Access to the premises by children

Access to the premises by children is restricted.

Annex 1 – Mandatory Conditions

1. Only individuals licensed by the Security Industry Authority may be used at the premises to guard against:-
 - a. unauthorised access or occupation (e.g. through door supervision), or
 - b. outbreaks of disorder, or
 - c. damage
2. No supply of alcohol may be made under this licence
 - a. At a time when there is no designated premises supervisor in respect of the premises licence, or
 - b. At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. The admission of children under the age of 18 to film exhibitions permitted under the terms of this licence shall be restricted in accordance with any recommendations made
 - a. By the British Board of Film Classification (BBFC,) where the film has been classified by the Board, or
 - b. By the Licensing Authority where no classification certificate has been granted by the BBFC, or,
 - c. where the licensing authority has notified the licence holder that section 20 (3) (b) (74 (3) (b) for clubs) of the Licensing Act 2003 applies to the film.
5. The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

- a. games or other activities which require or encourage, or are designed to require or encourage individuals to -
 - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
- b. provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- c. provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- d. selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or

glamorize anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

- e. dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

6. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

7. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -

- a. a holographic mark, or
- b. an ultraviolet feature.

8. The responsible person must ensure that -

- a. where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:

- i. beer or cider: ½ pint;
- ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
- iii. still wine in a glass: 125 ml;

- b. these measures are displayed in a menu; price list or other printed material which is available to customers on the premises; and
- c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

9. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

For the purposes of the condition set out in paragraph 1 of this condition -

- a. "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b. "permitted price" is the price found by applying the formula $P = D + (D \times V)$ where -
 - i. P is the permitted price,
 - ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c. "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
 - i. the holder of the premises licence,
 - ii. the designated premises supervisor (if any) in respect of such a licence, or
 - iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;

- d. "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e. "value added tax" mean value added tax charged in accordance with the Value Added Tax Act 1994.

Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

- 1. Sub-paragraph 2 applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- 2. The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Embedded Restrictions

- 10. Alcohol shall not be sold or supplied except during the hours stated on this licence and:
 - a. On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10.30 p.m.
 - b. On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).
- 11. The above restrictions do not prohibit:
 - a. the taking of the alcohol from the premises, (unless the alcohol is supplied or taken in an open vessel,) during the first thirty minutes after above hours;
 - b. the consumption of the alcohol on the premises by persons taking meals there during the first thirty minutes after the above hours, if the alcohol was supplied for consumption ancillary to those meals.
 - c. consumption of the alcohol on the premises by, or, the taking, sale or supply of alcohol to any person residing in the licensed premises;
 - d. the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of alcohol so ordered;
 - e. the sale of alcohol to a trader or club for the purposes of the trade or club;
 - f. the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's Naval, Military or Air Forces;
 - g. the taking of alcohol from the premises by a person residing there; or
 - h. the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
 - i. the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption

of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

12. Where the number of children attending the entertainment exceeds 100 the licensee shall ensure that the provisions of Section 12 of the Children and Young Persons Act 1933 are complied with.

Annex 2 – Conditions consistent with the operating schedule

Additional details in respect of licensable activities authorised by this licence

Exhibition of a film

Location of activity: Indoors

All activities

Non standard timings: A further additional hour on Bank Holiday weekends, Christmas Eve and Boxing Day

Conditions consistent with the operating schedule relating to the licensing objectives

The prevention of crime and disorder

13. Adopt the Check 21 proof of age scheme in accordance with guidance issued by West Yorkshire Police.
14. Participate in local pubwatch scheme or licensing association (where one exists) that is recognised by West Yorkshire Police.
15. Where non standard timings are listed for any Bank Holiday period and there is no intention of the venue to utilise the additional hours during any part of that period, the venue to provide at least 10 days prior written notice to the police.
16. When permission is sought for the sale or supply of alcohol during non-standard hours (excluding bank holiday listed) , the applicant shall apply for a Temporary Event Notice, giving West Yorkshire Police at least 10 clear working days written notice.

Public safety

17. Before opening to the public, checks will be undertaken to ensure all access to the premises are clear for emergency vehicles. Regular checks will be undertaken when the premises is open.
18. Written records of all accidents and safety incidents involving members of the public will be kept. These will be available at the request of an authorised officer.
19. Regular safety checks of the premises including decorative and functional fixture, floor surfaces and equipment(including electrical appliances) to which the public may come in contact, must be undertaken. Records of these safety checks must be kept and made available for inspection by an authorised officer.
20. During the opening hours the cellar door must be kept locked or adequately supervised to prevent unauthorised access by the public.
21. Electrical installations will be inspected on a periodic basis (at least every 3 years or at a frequency specified in writing) by a suitably qualified and competent person. Inspection records/certificates will be kept. These will be made available at the request of an authorised officer.

22. If used, any temporary electrical wiring and distributions will be inspected by a suitably qualified and competent person before they put into use. An inspection records/certificates will be retained for inspection by an authorised officer.
23. Safety glass that is impact resistant or shielded to protect to from impact will be used in all areas where the public come into contact with it.
24. All floor surfaces will be suitably slip resistant, kept in good condition and free from of obstructions to prevent slips, trips and falls.
25. Members of the public will be prevented from accessing hot food and drink preparation areas to prevent risk of scalds or burns to them.
26. A suitably trained First Aider or appointed person will be provided at all times when the premises are open.
27. Adequate and appropriate First Aid equipment and materials will be available on the premises.
28. A procedure for dealing with unwell members with unwell members of the public will be in place including those who appear to be affected by alcohol or drugs. Staff will be appropriately trained in such procedures.
29. Where strobes, lasers, smoke machines or any other special effects equipment may be used , a written health and safety policy covering all aspects of their use will be provided, and staff will be appropriately trained.
30. No strobes, lasers, smoke machine or any other special effects, will be used at the premises unless there is a clearly displayed warning at the entrance to the premises that such equipment is in use.

The prevention of public nuisance

31. The operating hours of the premises shall be limited to 10:00 to 00:00 , except for Christmas Eve and New Years Eve were it shall extend to 01:00 the following day.
32. Noise shall be inaudible at the nearest noise sensitive premises after 23:00 hours and when entertainment takes place on a regular basis at all.
33. No bottles shall be placed in the external receptacle after 23:00 hours to minimise noise disturbance to adjoining properties.
34. Clear and legible notice shall be displayed at exits and other circulatory areas requesting patrons to leave the premises having regard to the needs of local residents, in particular emphasising the need to refrain form shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti social behaviour. The activity of persons leaving the premises shall be monitored and they shall be reminded to leave quietly where necessary.

Protection of children from harm

35. Children under 16 will be supervised by an appropriate responsible adult while on the premises.
36. Children will not be permitted to sit or stand at the point of sale (bar).

Annex 3 – Conditions attached after a hearing by the licensing authority

The prevention of public nuisance

37. Patrons shall not be permitted to use the outside drinking areas after 23:00hrs.

- Select Protective Marking -



APPLYING FOR A SUMMARY LICENCE REVIEW

Application for the review of a Premises Licence under
Section 53a of the Licensing Act 2003

(Premises associated with serious crime or serious disorder or both)

Insert name and address of relevant Licensing Authority and its reference number (optional):

Leeds City Council, Entertainment Licensing Section, Civic Hall, Leeds. LS1 1UR

Please read the following instructions first

Before completing this form, please read the guidance notes at the end of the form. If you are completing this form by hand, please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I, PC [REDACTED] Neil Haywood

(on behalf of) the Chief Officer of Police for the West Yorkshire Police area apply for the review of a premises licence under Section 53a of the Licensing Act 2003.

Part 1 – Premises details

Postal address of premises or, if none, Ordnance Survey map reference or description:

The Cock Beck, Pendas Way Stanks LS15 8LA

Town/City: Leeds

Postcode: LS15 8LA

Part 2 – Premises licence details

Name of premises licence holder (if known):

Evergreen Inns Ltd

Number of premises licence (if known): PREM/00808/013

Part 3 – Certificate under Section 53a(1)(b) of the Licensing Act 2003 (please read Guidance note 1)

I confirm that a certificate has been given by a senior member of the police force for the police area above, that in his/her opinion the above premises associated with serious crime or serious disorder or both, and the certificate accompanies this application. (Please 'check' the box to confirm)



Part 4 – Details of association of the above premises with serious crime, serious disorder or both (please read Guidance note 2)

There have been a spate of serious incidents of violence linked to this premises in a short period of time. West Yorkshire Police are concerned that further incidents may occur, and believe immediate steps are needed to protect public safety and prevent crime and disorder

On Monday the 18th November at 20:33, West Yorkshire Police received reports of a large fight outside the premises with weapons including knives and baseball bats. It transpired a male involved had been hit with a vehicle. The circumstances are that a female has attended the pub in a vehicle and parked in the car park, colliding with another vehicle parked in the car park. She enters the pub and asks for a drink but is refused due to being intoxicated and the collision. She makes threats to return and does so with two males in the car and another male attends on a motorbike with weapons. Baseball bats and a knife were seen. Two customers in the pub go out of the pub to confront the group, taking pool cues with them. A fight ensues and one male is hit by a vehicle. Officers attend and make a number of arrests of those involved, including the two males from inside the pub. One was found in possession of a bag of white powder believed to be cocaine and arrested for the drugs offence. A knife was located in the area following the incident backing up the initial account that knives were involved. An attending officer has since stated that the male with cocaine from inside the pub seems to have been welcomed back to the pub and that he had white powder all over his nose when arrested, making it clearly obvious he had been on drugs.

- Select Protective Marking -

On Friday the 29th November at 21:38, The manager [REDACTED] reported a "massive brawl" outside the pub involving approximately 20 people with bottles and glasses being thrown. During the call, the call taker noted females could be heard telling [REDACTED] to "put the phone down" Other calls were received reporting the same. The circumstances are that a male enters the premises and becomes involved in a dispute with groups inside the pub. He is escorted from the pub to the entrance by [REDACTED]. Males from inside the pub follow and a fight ensues involving several people. [REDACTED] tries to separate the group. The initial male that entered the pub leaves, then returns a short time later picks up a glass. Staff intervene and the fight restarts, moving into the car park where a male can be seen getting hit with an object believed to be a glass. There is a recording showing widespread fighting on the street involving a number of males. The attending officer describes that although the initial male attending was the instigator, the males involved were all responsible and played a part in the fight.

[REDACTED] provided a statement but expressed concern to officers about supporting a prosecution for affray against customers in the pub that had retaliated. She also stated they were happy to have the individuals involved in the fight who were inside back in the pub if they promised to behave. This was confirmed by PC Haywood conversations with Area Manager [REDACTED]. When asked who had been banned, 3 names were given but this did not include the names of the customers in the pub who were involved.

At just after midnight on Saturday 7th December 2024, there was a further incident involving the male who had previously entered the pub on the 29th November. This male entered the car park of the Cock Beck and proceeded to drive at a female stood in the car park of the Cock Beck in what is believed to be a deliberate act causing serious injuries. This has been classified as an attempted murder.

This sits against a backdrop of complaints to both West Yorkshire Police and other agencies including LCC Environmental Team about abusive behaviour, disorder and noise at the premises and local residents feeling in fear about what is going on at this premises.

There are repeated serious incidents at this pub in a short period of time, and West Yorkshire Police are concerned about public safety and crime and disorder continuing at this premises. It is a concern that the pub appears to be the hub of serious incidents involving those visiting the premises, but also patrons of the premises. West Yorkshire Police submit this review to ask the licensing committee to consider suspending the licence initially whilst professional agencies and operators can discuss if there are suitable measures that can be put in place to mitigate the risks of further violence.

Signature of applicant:.....

[REDACTED]

.....

Date: 11-12-24.....

Capacity: West Yorkshire Police Licensing Officer

Contact details for matters concerning this application:

Address: Licensing Dept, Elland Road Police Station, Elland Road, Leeds, LS11 8BU

Telephone numbers: [REDACTED]

E-mail address: [REDACTED]

Notes for Guidance

1. A certificate of the kind mentioned in the form, must accompany the application in order for it to be valid under the terms of the Licensing Act 2003. The certificate must explicitly state the senior officer's opinion that the premises in question are associated with serious crime, serious disorder, or both.

Serious crime is defined by reference to Section 81 of the Regulation of Investigatory Powers Act 2000. In summary, it means:

- 'Conduct that amounts to one or more criminal offences for which a person who has attained the age of 18 and has no previous convictions, could reasonably be expected to be sentenced to imprisonment for a term of three years or more'; or
- 'Conduct that amounts to one or more criminal offences and involves the use of violence, results in substantial financial gain or is conduct by a large number of persons in pursuit of a common purpose;
- Serious disorder is not defined in legislation and so bears its ordinary English meaning.

2. Briefly describe the circumstances giving rise to the opinion that the above premises are associated with serious crime, serious disorder, or both.

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CERTIFICATE

Under Section 53a(1)(b) of the Licensing Act 2003

*Delete as applicable.

I hereby certify that in my opinion the premises described below are associated with serious crime.

Premises details
Premises (include business name and address and any other relevant identifying details):
The Cock Beck, Pendas Way Stanks Leeds LS15 8LA
I am a (insert rank of officer giving the certificate, which must be superintendent or above): <i>D. Superintendent</i>
<i>in the West Yorkshire Police Force.</i>

Optional

I am giving this certificate because I am of the opinion that other procedures under the Licensing Act are inappropriate in this case, because:

(Give brief description of why other procedures such as a standard review process are thought to be inappropriate, e.g. the degree of seriousness of the crime and/or disorder, the past history of compliance in relation to the premises concerned).

There have been a spate of serious incidents of violence linked to this premises in a short period of time. West Yorkshire Police are concerned that further incidents may occur, and believe immediate steps are needed to protect public safety and prevent crime and disorder

On Monday the 18th November at 20:33, West Yorkshire Police received reports of a large fight outside the premises with weapons including knives and baseball bats. It transpired a male involved had been hit with a vehicle. The circumstances are that a female has attended the pub in a vehicle and parked in the car park, colliding with another vehicle parked in the car park. She enters the pub and asks for a drink but is refused due to being intoxicated and the collision. She makes threats to return and does so with two males in the car and another male attends on a motorbike with weapons. Baseball bats and a knife were seen. Two customers in the pub go out of the pub to confront the group, taking pool cues with them. A fight ensues and one male is hit by a vehicle. Officers attend and make a number of arrests of those involved, including the two males from inside the pub. One was found in possession of a bag of white powder believed to be cocaine and arrested for the drugs offence. A knife was located in the area following the incident backing up the initial account that knives were involved. An attending officer has since stated that the male with cocaine from inside the pub seems to have been welcomed back to the pub and that he had white powder all over his nose when arrested, making it clearly obvious he had been on drugs.

On Friday the 29th November at 21:38, The manager [REDACTED] reported a "massive brawl" outside the pub involving approximately 20 people with bottles and glasses being thrown. During the call, the call taker noted females could be heard telling [REDACTED] to "put the phone down" Other calls were received reporting the same. The circumstances are that a male enters the pub enters the premises and becomes involved in a dispute with groups inside the pub. He is escorted from the pub to the entrance by [REDACTED]. Males from inside the pub follow and a fight ensues involving several people. [REDACTED] tries to separate the group. The initial male that entered the pub leaves, then returns a short time later picks up a glass. Staff intervene and the fight restarts, moving into the car park where a male can be seen getting hit with an object believed to be a glass. There is a recording showing widespread fighting on the street involving a number of males. The attending officer describes that although the initial male attending was the instigator, the males involved were all responsible and played a part in the fight.

- Select Protective Marking -

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At just after midnight on Saturday 7th December 2024, there was a further incident involving the male who had previously entered the pub on the 29th November. This male entered the car park of the Cock Beck and proceeded to drive at a female stood in the car park of the Cock Beck in what is believed to be a deliberate act causing serious injuries. This has been classified as an attempted murder.

This sits against a backdrop of complaints to both West Yorkshire Police and other agencies including LCC Environmental Team about abusive behaviour, disorder and noise at the premises and local residents feeling in fear about what is going on at this premises.

There are repeated serious incidents at this pub in a short period of time, and West Yorkshire Police are concerned about public safety and crime and disorder continuing at this premises. It is a concern that the pub appears to be the hub of serious incidents involving those visiting the premises, but also patrons of the premises. West Yorkshire Police submit this review to ask the licensing committee to consider suspending the licence initially whilst professional agencies and operators can discuss if there are suitable measures that can be put in place to mitigate the risks of further violence.

Signed: ██████████ Date: 11/12/24

Notice of Decision



of the Licensing Sub Committee

Date of Meeting:	13 December 2024
Determination Date:	13 December 2024
Notice of Decision:	13 December 2024
Members:	Cllr L Martin (Chair) Cllr J Senior Cllr E Carlisle
Legal Officer:	Robert Brown, Principal Legal Officer
Licensing Officer:	Matthew Nelson, Principal Licensing Officer
Clerk:	Debbie Oldham, Governance Officer
Premises:	Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA
Application:	Summary Review: Interim Steps

West Yorkshire Police having made an application for summary review of the premises licence of Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA, pursuant to s.53A of the Licensing Act 2003, members of the Council's Licensing Sub-Committee (herein referred to as "the Committee") met via remote means to consider whether it was necessary to take interim steps pending the determination of the substantive application. The Legal Officer, Licensing Officer and Officers from Governance Services also attended via remote means.

Members of the Licensing Sub-Committee had been provided in advance with a copy of the Report of the Chief Officer Elections and Regulatory. Appended to that Report were copies of the following:

- A copy of the premises licence
- An application submitted by West Yorkshire Police ("WYP") for a summary review of the premises licence
- A certificate under s.53A(1)(b) of the Licensing Act 2003 from a senior officer of WYP that in the opinion of that officer the premises are associated with serious crime
- A copy of the Home Office Summary Review Guidance

Although the Authority was not obliged to hear from the parties, it was considered appropriate in this case to allow this opportunity. P.C. Haywood of West Yorkshire Police made himself available to answer questions from the Committee as required, as did the Area Manager, [REDACTED]. Both provided helpful contributions.

The Committee noted the reasons for the application for review set out by the West Yorkshire Police and that they sought immediate suspension of the premises licence. The Committee also noted the steps that [REDACTED] was already exploring from the licence holder's

perspective. He was amenable to a temporary closure while he carried out this work. However, P.C. Haywood said that it is too early in the investigation for the Police to be able to support any specific measures short of suspension of the licence.

Decision

Having carefully considered the available information, the contributions of P.C. Haywood and [REDACTED], and having deliberated in private session, the Licensing Sub-Committee unanimously resolved to suspend the licence of Cock Beck, Pendas Way, Stanks, Leeds, LS15 8LA with immediate effect, pending the substantive hearing of the review application.

Reasons

While some of the details surrounding the recent incidents at the premises are still under investigation by the Police, the Committee considered that it was clear that the premises has been associated with three incidents of serious crime and/or serious disorder in recent weeks. [REDACTED] appeared to accept this, albeit his focus is now on taking steps to address the issues.

While there has been amicable dialogue between [REDACTED] and the Police, and [REDACTED] was very cooperative, it was the Committee's unanimous view that it was necessary and appropriate for the Authority to suspend the premises licence with immediate effect. That would not of course prevent further dialogue between the parties with a view to reaching a mutually acceptable position, which might be put to the Authority at that time. However, that was a matter for the parties.

The Committee considered that the incidents of violence and disorder associated with the premises were serious, had possibly resulted in serious injury and that there was a significant risk that further similar violent crimes could take place. The Committee found that interim steps were necessary to avoid further violent crimes and/or disorder from taking place and to promote the prevention of crime and disorder licensing objective. The Committee took the view that to modify or add to the existing conditions of the licence at this stage would have been too much of a guessing game, given the stage in the Police investigations. The Committee also considered that other alternative steps, short of suspension, would not have been sufficient in all circumstances.

The Committee was pleased to note [REDACTED] cooperation and keenness to address the concerns and was grateful for his time during the meeting. It might be the case that the situation might be reached in which the Police – and the Authority – would be satisfied that the suspension of the licence would no longer be necessary. However, that was not the current position, and the Committee was not prepared to take the risk in the meantime.

Right of Appeal

There is no right of appeal at this stage of the summary review process. However, the legislation permits a premises licence holder to make representations against the interim steps taken by the licensing authority.

On receipt of such representations the licensing authority must (if the representations are not withdrawn) hold a hearing within 48 hours of their receipt.

Further information on making a representation against the interim measures can be found in the Guidance issued under section 182 of the Licensing Act 2003.

Copy of the email content sent from West Yorkshire Police to the Area Manager in respect of Cock Beck, Pendas Way, Stanks, Leeds, LS15, on 23 December 2024 at 10:51 hours.

Good Morning David/James

Many thanks for your patience. I have been liaising with partners and we can provisionally propose a list of conditions that would diminish West Yorkshire Police concerns and could be agreeable as a way for the pub to continue to operate safely. Just to reiterate a point I have made many times, **investigations are ongoing, further information may come to light that may alter West Yorkshire Police's approach to this licensing review.**

Ultimately, any outcome will be the decision of the Licensing committee, not us.

Conditions 11-13 may be best served by altering the plan held by licensing. For now, I have worded them in this way and attached a hand drawn map (forgive my mouse skills) so you can at least see clearly the intention of the conditions and what is proposed. We can decipher the best way to implement this in due course.

In addition to the below changes to the licence conditions, West Yorkshire Police propose that there is a change of on site management at the venue.

Kind regards

██████████ Neil Haywood

Licensing Officer – Leeds East & Outer South

████████████████████

Leeds District

Elland road Police Station

To report a crime, please ring 101. Always dial 999 in an emergency.



1. Vary hours to following

Sunday to Thursday	10:00 AM	11:00 PM
Friday & Saturday	10:00 AM	11:00 PM

Sale by Retail of Alcohol		Both	Friday & Saturday	10:00 AM	10:30 PM
Sale by Retail of Alcohol		Both	Sunday to Thursday	10:00 AM	10:30 PM
Exhibition of a Film	Indoors	Both	Friday & Saturday	10:00 AM	10:30 PM
Exhibition of a Film	Indoors	Both	Sunday to Thursday	10:00 AM	10:30 PM
Indoor Sporting Events	Indoors		Friday & Saturday	10:00 AM	10:30 PM
Indoor Sporting Events	Indoors		Sunday to Thursday	10:00 AM	10:30 PM

2. The minimum number of accredited security staff on duty shall be:2. The days & times during which security staff shall be present as a minimum are: 6PM until at least 11PM every Friday and Saturday. Security staff shall remain on duty until such time that all customers have left the area.
3. A security register shall be maintained at the premises for the recording of all security staff on duty on each occasion. The register shall include for each individual: full legible name; SIA registration number; the date and times they commenced and finished duty; and verification by the individual in the form of their signature. This register shall be available for inspection by any authorised officer of the responsible authorities and shall be securely retained by the premises licence holder or nominated person for a period of 12 months from the date of the last entry.
4. A search policy shall be in operation and shall be a condition of entry to the premises.
5. Notices shall be prominently displayed at entrances of the premises setting out the search and admissions policy.
6. All staff deployed for conducting searches shall receive training on the search policy, the procedures for reporting and recording incidents and the safe retention of prohibited items.

7. A suitable purpose-made receptacle for the safe retention of illegal substances shall be provided and arrangements made for the safe disposal of its contents as agreed with West Yorkshire Police or British Transport Police (as appropriate).
8. The premises licence holder/designated premises supervisor shall inform West Yorkshire Police immediately of any search resulting in a seizure of drugs where the supply of drugs is suspected. Personal use seizures should be placed immediately in the drug safe and recorded in the incident register.
9. The premises licence holder/designated premises supervisor will inform West Yorkshire Police immediately where a search results in the seizure of an offensive weapon.
10. Glass and other sharp objects shall be stored and disposed of safely using suitably secured receptacles.
11. There will be a dedicated smoking area for patrons at the rear of the property located in the enclosed external area marked in blue on the attached map. Smoking by patrons will not be permitted in other areas.
12. Patrons are not permitted to remove drinks in open bottles/glasses or other open vessel to the area marked in red on the attached map.
13. Patrons are not permitted to consume drinks in the area marked in red on the attached map
14. There shall be no external seating in the area marked in red on the attached map.
15. A suitable closed-circuit television (CCTV) system shall be in operation whilst members of the public are in attendance. The CCTV system shall record images to cover all areas of the licensed site to which the public have access (save for toilets/showers/changing areas). This includes any external car parking areas. The CCTV system shall record images to cover external areas used by customers. At least one member of staff shall be on duty at the premises who can operate the system and download recorded images. These images will be downloaded and provided immediately, or where this is not possible as soon as practicable, on request to an officer of a Responsible Authority. The CCTV system shall be capable of retaining images for a minimum of 31 days, will be of good quality and will contain the correct time and date stamp information. The CCTV system and images will be kept in a secure environment to which members of the public will not be permitted access.
16. There shall be a cooling down period where music volume is reduced towards the closing time of the premises.
17. People under 18 years of age shall not be admitted to the premises after 8PM Friday and Saturday. This includes external areas such as the car park
18. Children and young people under 18 years of age shall only be allowed on the premises in the company of an adult.
19. A personal licence holder must be on site supervising the premises between 6pm and 11pm every Friday and Saturday
20. A register shall be maintained at the premises for the recording of the supervisor on duty on each occasion to comply with condition 19. The register shall include for each

individual: full legible name; Personal Licence number; the date and times they commenced and finished duty; and verification by the individual in the form of their signature. This register shall be available for inspection by any authorised officer of the responsible authorities and shall be securely retained by the premises licence holder or nominated person for a period of 12 months from the date of the last entry.

21. A 'Check 25' scheme shall be used to prevent the sale of alcohol to people under 18 years of age.
22. All staff deployed in the serving of alcohol and for managing admission to age restricted premises shall be trained on the correct procedures for age verification, the prevention of proxy sales, the prevention of sales to those who appear intoxicated and for dealing with false and any surrendered identification documents.
23. There shall be a register for the recording of all alcohol sale refusals, including attempted under-age sales, proxy sales and refusals to those who appear intoxicated. Details to be recorded shall include the date, time, name if known, physical description of the person, the reasons, and staff involved and whether CCTV of the incident is available. Any identification document coming into the possession of a member of staff including security staff shall be recorded in the register, including the name of the person/name on the identification document. The register shall be available for immediate inspection by any authorised officer of the responsible authorities and shall be securely retained by the licence holder for a for a period of 12 months from the date of the last entry. The licence holder shall provide secure storage for identification documents and a system for safe disposal, which may include returning to the originating organisation, e.g. DVLA/HM passport office.
24. Noise from a licensable activity at the premises shall be inaudible at the nearest noise sensitive properties.
25. Except for access and egress, external doors shall remain closed during the performance of regulated entertainment and windows shall remain closed during the entire performance.
26. The premises licence holder/designated premises supervisor shall ensure patrons use external areas and in a manner which does not cause disturbance to residents and business in the vicinity.
27. A register shall be maintained at the licensed premises showing the name, licence number and contact details including telephone number, for the designated premises supervisor and personal licence holders responsible for authorising alcohol sales. This register shall be available for inspection by any authorised officer of the responsible authorities and shall be securely retained by the Premises Licence holder or nominated person for a period of 12 months from the date of the last entry.
28. A register shall be maintained on the premises to record all incidents and accidents. Records should include matters such as anti-social behaviour, admission refusals, ejections, seizure of prohibited items, casualties/unwell customers, welfare and safeguarding matters, accidents, and safety incidents. The records shall include the date, time, and location of the incident; nature of the incident; personal details and contact information for all people involved including any witnesses, SIA and Personal

Licence numbers, any crime number and details of police officers attending. A note of the action taken, and where relevant a note of the actions to prevent any reoccurrence should also be included. The records shall be available for inspection by any authorised officer of the responsible authorities and shall be securely retained by the licence holder for a period of 12 months after the last entry.

29. Incident and accident records shall be kept in a bound register with consecutively numbered pages.

Conditions to remove

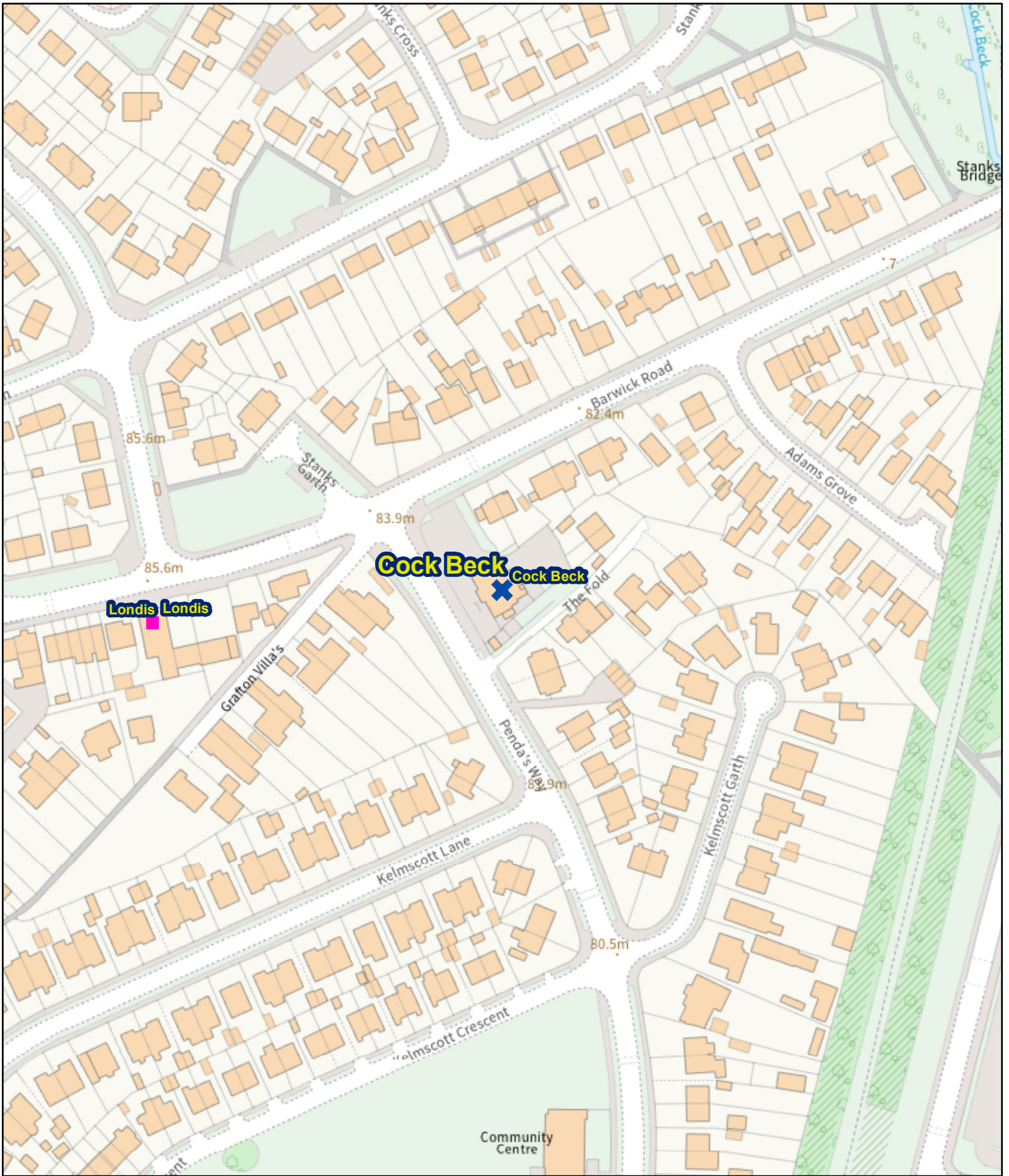
<p>JL Embedded Restriction 6</p>	<p>The above restrictions do not prohibit:</p> <ul style="list-style-type: none"> a. the taking of the alcohol from the premises, (unless the alcohol is supplied or taken in an open vessel,) during the first thirty minutes after above hours; b. the consumption of the alcohol on the premises by persons taking meals there during the first thirty minutes after the above hours, if the alcohol was supplied for consumption ancillary to those meals. c. consumption of the alcohol on the premises by, or, the taking, sale or supply of alcohol to any person residing in the licensed premises; d. the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of alcohol so ordered; e. the sale of alcohol to a trader or club for the purposes of the trade or club; f. the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's Naval, Military or Air Forces; g. the taking of alcohol from the premises by a person residing there; or h. the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; i. the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.
<p>JL Embedded Restriction 10</p>	<p>Where the number of children attending the entertainment exceeds 100 the licensee shall ensure that the provisions of Section 12 of the Children and Young Persons Act 1933 are complied with.</p>

Crime and Disorder	Adopt the Check 21 proof of age scheme in accordance with guidance issued by West Yorkshire Police.
Public Nuisance	The operating hours of the premises shall be limited to 10:00 to 00:00 , except for Christmas Eve and New Years Eve were it shall extend to 01:00 the following day.
Public Nuisance	Noise shall be inaudible at the nearest noise sensitive premises after 23:00 hours and when entertainment takes place on a regular basis at all.

Children under 16 will be supervised by an appropriate responsible adult while on the premises.

Patrons shall not be permitted to use the outside drinking areas after 23:00hrs.











This map is based upon the Ordnance Survey's digital data with the permission of the Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office

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Key			
Neighbouring premises			
	Applicant premises		On licence
	GA area		Off licence
			Late night refreshment
			Other

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Elections and Regulatory Services

Civic Hall
Leeds LS1 1UR

Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Our Ref: A80/JW/LIC/PREM/00808/014

Contact: [REDACTED]

Tel: 0113 3785029

Email: [REDACTED]

Date: 23 December 2024

Dear Sir/Madam

REVIEW APPLICATION UNDER THE LICENSING ACT 2003
PREM/00808/014 – COCK BECK, PENDAS WAY, STANKS, LEEDS, LS15 8LA

Please accept this formal representation by an officer on behalf of the Licensing Authority. I am employed as a Senior Liaison & Enforcement Officer within Leeds City Council's Entertainment Licensing Section.

My duties include investigating complaints for licensed/unlicensed premises contrary to the Licensing Act 2003 as well as visiting licensed premises with other agencies to ensure compliance under the Licensing Act 2003, in promoting the four licensing objectives; the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm. I have delegated authority under the said Act.

The above premises has been licensed to sell alcohol under the Licensing Act 2003 since the implementation of the Act in 2005 when the Licensing Authority received an application to convert and vary their Justices' On Licence, from 1964 Act to Licensing Act 2003.

Throughout the years there have been some concerns due to the close proximity of the premises to neighbouring residential properties and noise outbreak, however concerns were mitigated during engagement with the premises licence holder, and enforcement action was not escalated.

In January 2024, the Cock Beck came to the Licensing authority's attention when information was received from a concerned resident that the premises was attracting patrons who were using the outside area in a way that disturbed local residents. The car park in particular was an area in which anti-social behaviour regularly took place, noise from cars, patron noise and fights breaking out. Drugs were reported to be used at the premises, illegal streaming devices and the manager undermined by patrons.

My involvement with the premises began in February 2024 when the premises re-opened following what is believed to be a refurbishment. Local Ward members had received information from a concerned resident that the premises was operating in a way which had total disregard to the four licensing objectives. Shouting, bad language, disorder, noise and violence, all taking place in the outdoor car park area of the premises. Young children running

in car park with no supervision late into the evening and general issues of disturbance surrounding the beer garden benches used by patrons.

The Licensing Authority along with West Yorkshire Police and Environmental Protection Team began engagement with the premises licence holder in order to mitigate any issues at the premises. At this time Erik Seed (now Director of Evergreen Inns Ltd., the premises licence holder) was and remains the designated premises supervisor at the premises.

A meeting was held at the premises on 14th March 2024, in which West Yorkshire Police, Environmental Protection Team and I attended. It was agreed that measures suggested by agencies would be implemented at the premises, with the aim of reducing anti-social behaviour and nuisance at the premises and to uphold the four licensing objectives. Due to the agreement and implementation of these measures, the complaint/enquiry was then closed.

In May 2024 further reports were received of nuisance, noise and anti-social behaviour at the premises. The complaint was re-opened and engagement with the premises began again, with dialogue between Environmental Protection Team Officer and the premises.

Information from residents reporting nuisance continued to be received throughout the following months and then again in August 2024 when the reports became more frequent - patrons using the car park engaging in loud and abusive language, causing a disturbance, general anti-social behaviour and observation of patrons reported to be over intoxicated.

Again, a further meeting was arranged on 17th September 2024 and the new manager, Kelly Gallagher, was introduced to the Licensing Authority. Measures were agreed at the meeting, and to be implemented at the premises, in particular restrictions on using the car park to the front of the premises.

Nuisance reports continued and more concerningly anti-social behaviour escalated, which resulted in calls to West Yorkshire Police to attend the premises on several occasions. Incidents involved violence and fighting.

Incidents of violence continued to escalate and become more frequent at the premises over the coming weeks. On the 6th November 2024, a warning letter was issued by Leeds City Council's Entertainment Licensing to the now premises licence holder Evergreen Inns Ltd., as concerns grew given the seriousness of the incidents, the escalation of violence and also the frequency of incidents.

Reports of violence continued, with incidents happening on 18th and 29th November 2024. On 7th December 2024, West Yorkshire Police were again called to the premises. It was reported that a woman had been severely injured in the car park and a man was arrested on the suspicion of attempted murder.

Due to the increased severity and frequency of incidents at the premises, it was decided that agencies would hold an action plan meeting at Elland Road Police Station to discuss the recent events and put into place a further agreed plan to mitigate any further issues at the premises.

The meeting did go ahead as scheduled, however in the meantime on 11th December 2024, the Licensing Authority received a summary review application submitted by West Yorkshire Police. At the interim steps meeting, a decision was taken to suspend the premises licence.

I submit this letter in support of West Yorkshire Police's application to review the premises licence at the Cock Beck public house. Although engagement has continued between the premises and relevant agencies, the four licensing objectives have continued to be compromised, and anti-social behaviour and crime and disorder has escalated in seriousness and frequency at the premises over the last few months.

I am aware that engagement between West Yorkshire Police and the premises licence holder is ongoing, and steps are being discussed with a view to improve the operation of the premises. If talks remain positive and West Yorkshire Police feel modification of the licence is sufficient to address the causes of concern, Entertainment Licensing supports that approach.

Yours faithfully



Miss Jane Wood
Senior Liaison & Enforcement Officer
Entertainment Licensing

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Elections and Regulatory Services

Civic Hall
Leeds LS1 1UR

Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Our Ref: [REDACTED]
Contact: [REDACTED]
Tel: [REDACTED]
Email: [REDACTED]

Date: 23 December 2024

Dear Sir/Madam

**REVIEW APPLICATION UNDER THE LICENSING ACT 2003
PREM/00808/014 – COCK BECK, PENDAS WAY, STANKS, LEEDS, LS15 8LA**

I am submitting a formal representation on behalf of Environmental Health (EH) in response to West Yorkshire Police's application to review the Premises Licence. I am a Senior Environmental Health Officer within Leeds City Council's Environmental Health Department. I investigate nuisance commercial complaints under section 79 of Environmental Protection Act 1990 and Licensing Act 2003. I also respond to Licensing consultations in relation to the Licensing objective *Prevention of Public Nuisance*. This letter is submitted to provide information to support that licensing objective *Prevention of Public Nuisance* is not being maintained at the Cock Beck, Pendas Way.

In 2024 complaints in relation to this premises were received through Entertainment Licensing on 26th February. I confirmed with local reporter they experienced noise issues from patrons leaving the premises late at night, children playing in the car park, bad language, and some issues with music. There were also issues with an unauthorised burger Van parked up, which was passed onto planning enforcement.

I contacted Matt Parkinson from Stonegate Pubs who advised the pub was managed through the leased and tenanted side of the business. I arranged a visit to the Premises on March 14th with Designated Premises Supervisor Eric Seed, David Schneider along with Jane Wood from Licensing and Neil Haywood from West Yorkshire Police.

During the meeting on 14th March we outlined the issues and areas where disturbance occurs, the operator agreed to monitor noise, log incidence and also report any corrective action. The operator was advised against extra external seating. I provided advice on monitoring music at the site boundary. The operator agreed that Children should not be on the premises after 2100. This approach had a positive impact as issues quietened down.

Towards the end of May 2024 further reports were received of noise from Patrons in external areas. I received evidence of very raucous behaviour and foul language from patrons during daytime hours. The behaviour was so bad I considered this exceeded the threshold of acceptability and what would be expected living next to a public house. Evidence suggests the operator had little control over patrons. The issues were highlighted to David Schneider, there was some disagreement where the noise was coming from. Weekend 31st May, reports of loud

behaviour, urination in residential gardens and drug taking. The following 2 weeks were quiet but raucous behaviour reported on Saturday 15th June, some loud behaviour during the England football games. But this was accepted.

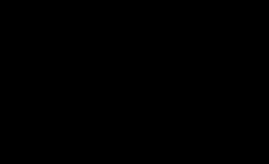
Resident contacted EH in August advising noise had been persistent since the Euro Football Tournament had finished. Issues noted on 16/17th August. We visited the premises on 19th September, met with new manager, noted issues from people waiting for taxis. Advised to keep people inside whilst waiting. Reports of some individuals over intoxicated. Evidence sent to support this

On 16th October 2024 received information detailing numerous occurrences of disturbance, emailed through to David Scheider to request details of incidents and corrective actions taken. Sought to identify particular people causing disturbance. The operator agreed to release people out of the venue via the side door and to stop people from smoking out the front area after 2100.

Report of incident over weekend 2nd November, reported assault on a female and knife discarded. Meeting at the cock Beck on 27th November to overview incidents that occurred on 2nd and 18th November. Which included a mass brawl outside. Further issues have resulted in visits from West Yorkshire Police. Evidence received shows children on the premises late at night, running around the car park. People hanging around the front, talking loud, groups moving frequently in and out of the venue.

The issues were initially noise disturbance, with evidence threatening behaviour between patrons but has escalated into more serious incidents. Noise issues involving patrons can typically be intermittent and the operator has engaged with LCC, but the issues have never been resolved, this has resulted in a long-standing noise complaint with Leeds City Council.

Yours faithfully



Senior Environmental Health Officer
Environmental Health



GOSCHALKS
SOLICITORS

By Email and Post
Entertainment Licensing
Leeds City Council
Civic Hall
Leeds, LS1 1UR

Please ask for: [REDACTED]
Direct Tel: [REDACTED]
Email: [REDACTED]
Our ref: [REDACTED]
Your ref: [REDACTED]
Date: 13/12/2024

Dear Sir,

Re: Licensing Act 2003 – Review Proceedings
The Cock Beck, Pendas Way, Stanks, LS15 8LA
Premises Licence number PREM/00808/13

We act on behalf of Ei Group Ltd. Our client is the freehold owner of these premises and we have received a copy of the application for summary review of the premises licence issued by PC Haywood on behalf of West Yorkshire Police.

We would be grateful if you would accept this letter as a formal representation on behalf of our client to the full review proceedings which will follow.

Ei Group Ltd owns around 4000 public houses in England and Wales. The vast majority of these premises are the subject of lease/tenancy agreements through which the tenant operates his/her/its own business out of our client's premises. The lease/tenancy agreement makes it clear that all operational responsibility for the premises lies with the tenant. The Cock Beck is the subject of a short term agreement and converted to a fixed term tenancy for 5 years since the 06/08/2024 with the premises licence holder being Evergreen Inns Ltd, the premises licence holder who has been operating these premises since 22/08/2023.

Having read the review papers and discussed matters with the police, It is clear that the issues that having given rise to the review relate to poor management of the premises. The s182 Guidance issued to Licensing Authorities states at para 11.20, *"In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review."*

Our representation is that in these circumstances, an appropriate and proportionate response would be removal of the current designated premises supervisor and possibly the imposition of clear and enforceable conditions relating to management, staff training and policies (particularly drugs awareness).

We would be grateful if you could acknowledge receipt of this representation and advise as to the date of the hearing as our client may wish to expand upon it at the hearing.

Yours faithfully



GOSSCHALKS



From: [REDACTED]
Sent: Sat, 14 Dec 2024 22:09:06 +0000
To: Entertainment Licensing
Subject: Closure of The Cock Beck Leeds
Importance: Normal

You don't often get email from [REDACTED] [Learn why this is important](#)

I wish to oppose the closure of The Cock Beck . Leeds.

[REDACTED]

The Cock Beck has been a good pub over the 41 years I have gone in there, it had some great landlords in the 80's-90's then others who run into the ground.

Recently [REDACTED] has tried her best to get it up and running again, people were starting to go back in the pub.

It is the actions of a few who as usual spoil it for everyone else.

I feel sorry for local pubs, the government are destroying them...

[REDACTED]

Sent from Samsung Mobile on O2

From [REDACTED]
Sent:Sat, 14 Dec 2024 11:23:22 +0000
To:Entertainment Licensing
Subject:Cock Beck

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I would like to raise an objection to the withdrawal of the licence for the cock beck. I don't know how the landlord can be held responsible for what happens outside and how could they stop the conflict of members of the public, the incident with the attempted murder had nothing to do with the pub at all it just so happens it was committed in the carpark. There is no other local pub for people to use in the ears and why should hard working people be penalised for the idiots that decide law and order does not apply to them and because there is no repercussions feel free to do what ever they want with no regard to innocent people.
Kindest regards

[REDACTED]
Sent from my iPad

From [REDACTED]

Sent:Sat, 14 Dec 2024 18:46:17 +0000

To:Entertainment Licensing

Subject:

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi. Im writing this in connection of the cockbeck closing , I recently moved to the area and since the pub has opened I have been a regular, the pub staff and people that go in, all I can say is they are a credit to the area helpful and always very friendly will help with anything that's possible, it's brought the community feel back in what this current economic climate felt like we needed with pubs shutting down quite regularly, to shut this pub would have a devastating affect on the community and the people that go in, [REDACTED] and the bar staff go above and beyond to make everyone and anybody feel welcome including family's, I go in a lot with my daughter and all I can say is they do everything to make sure that she has a lovely time, as I did when I was a kid going to the pub with my parents, [REDACTED] has run discos, presentations and fund raisers from the cockbeck for our local rugby team and without her and the pub we wouldn't of been able to do it and wouldn't be able to continue to run the baby sharks junior team. The pub and [REDACTED] are a credit to the community and themselves.

From [REDACTED]
Sent:Sat, 14 Dec 2024 11:03:43 +0000
To:Entertainment Licensing
Subject:Closure of Cock Beck

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good Morning ,

To Whom this concerns ,

I am writing in support of the Cock Beck pub after its recent licence revoke .
I have been going in the Cock Beck for a long time now and must say the recent changes in the pub have been wonderful to see .
The decor , the quality of the drinks , new TV screens and of course the quiz and bingo nights which are for all the family to enjoy .
This is a very much a family orientated pub which my two goddaughters regularly enjoy going to .
The staff work extremely hard and are always polite , they also along running the pub do alot of work alongside homeless charities .
Alongside general customers , the “ locals that go in “ I am now part of , we have become friends , we do not only drink in the pub together , but help out with with the homeless charity , look after each others pet animals when needed , cook for each other when unwell and socialise outside the pub , it’s a real sense of community .
There are also a lot of elderly isolated customers that go in and the Cock Beck to them is their only social interaction they get all day .
If the Cock Beck were to close it would affect many people , it is more than just a pub .

The recent events have been more than unfortunate and all off the local customers and staff are deeply upset about this .
But surely we need to look at punishing the people involved and looking at ways to stop people like this being on our streets full stop , rather than blame and punish the pub .
As we are all aware , like the Red Lion on the A64 - if you close a pub , trouble does not stop , it simply moves elsewhere .

Kind Regards

[REDACTED]

Sent from my iPhone

From [REDACTED]
Sent:Sat, 14 Dec 2024 10:40:27 +0000
To:Entertainment Licensing
Subject:The Cock Beck

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi there,

Just wanted to drop an email on behalf of our local rugby team on the back to the news regarding The Cock Beck pub in LS15. [REDACTED] and her team at the pub have kindly taken us in after a business man purchased our previous establishment and has not reopened. She has taken in around 40 kids and 30 adults, committing hard earned money to support us and ensure that we have everything we need to keep on offering free rugby league in a impoverished area of this city. Without this offer we was looking at the terrible reality that we may need to fold the club and inform dozens of families we can no longer provide this service, keeping kids active and part of positive team culture. We now fear that due to recent events, which was out of the pubs control, we are back to square one and we are now looking at the same situation we fought so hard against.

More over, in our time in this pub we have been greeted with friendly locals, family oriented events and an overall wonderful atmosphere. As I am sure you see regularly, the minority can easily spoil things for the majority and we ask for leniency in this situation so [REDACTED] and her team can continue working hard for the community and beyond. Do not let the actions of an individual impact more people than it already has.

Warmest regards

The Seacroft Sharks ARLFC committee

From [REDACTED]
Sent:Sat, 14 Dec 2024 11:00:30 +0000
To:Entertainment Licensing
Subject:Cock Beck public house ls15

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

With regards to the suspension of the licence at the above premises.

The premises was closed and had been closed for at least 30 mins when the most recent incident occurred the person responsible is not a customer of the pub and has never been so why the pub is being held responsible is beyond me . The only people inside the premises were the landlady and the cleaning staff who all have no connection to any of the people involved in the incident .

Police may have been called previous weeks prior due to again people who are not regular customers of the pub or even the local surrounding community again punishing the local community who use the public house as a hub to meet up with friends and family and enjoy the entertainment . A lot of the regular customers are of the older generation and for some it's their only social time to keep them going .

The landlady and staff are more than capable of maintaining the licence conditions and the standard of behaviour within the premises again any incidents recently have not been regular customers or anyone associated with the premises so to punish the local community by closing the premises especially over Christmas the time when the older generation need social interaction the most is absolutely ludicrous .

It baffles me completely how this has been imposed on the cock beck when local establishments like the travellers rest are still in operation considering there is trouble in there every single week yet a couple of isolated incidents at the cock beck have occurred and now it's been made to close.

The landlady of the cock beck is a very well respected member of our community who also helps the homeless and raises money for various local charities and she is now being penalised at Christmas time for the actions of a couple of idiots whom she does not even know and again the pub was Closed, locked up in line with the license prior to this incident .

The community needs the public house to re open asap

Thanks
[REDACTED]

From: [REDACTED]
Sent: Sat, 14 Dec 2024 10:54:27 +0000
To: Entertainment Licensing
Subject: Cock beck public house

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello I I'm emailing to support and back the cock beck in crossgates Leeds in relation to the latest incident that happened outside of the premises out of pup trading hours last week.

We travel from Bramham ,wetherby to enjoy the use of this pub not just for a drink but for the uplifting high spirited place that it is but because we have never felt so comfortable drinking anywhere else.

All the staff are polite and professional it's a lovely place to meet new friends as there's always a new face and can't thank the team enough for the support they have given me as a stranger to them after my husbands recent illness.

I fully support all at this establishment

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: Sat, 14 Dec 2024 13:54:21 +0000
To: Entertainment Licensing
Subject: Cock beck pub

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear all

It is sad to see another local pub closed down due to the actions of a minority. Particularly as those minorities are rarely in the pub and when they do cause trouble the management active ban and utilize pub watch.

It is impossible to be problem free in any pub. the travellers and the station consistently have problems yet the cock beck gets closed.

The council did the same with the red lion closing a local pub for local people. many different types of people use the cock beck and in general there is a real sense of community young old and disabled.

Closing this pub punishes those that frequent the pub and support the local initiative such as feeding the homeless and charity fund raising.

Those that have caused trouble are know to police have rap sheets as long as their arm and should be in jail. You can't police the streets and protect the community but you expect a pub to manage and contain the troublesome few that the council police courts fail to manage effectively on a day to day basis. If law enforcement and councils can't police and protect the public how do you expect a landlord of a pub to do what you fail to do.

So far on our estate you have closed the staging post , red lion , whinmoor at what point do we decide the pub is not the issue and penalizing law abiding pub going local people is not the way forward.

All you are doing is moving the problem of problem people to other pubs. please get your house in order punish and impression the wrong doing minorities on the estate and then perhaps you can lay the blame at others.

Very disappointed that a pub I've been going in for 10 plus years has had these incidents but none of these issues are due to bad management of the pub. Seems there are one rule for other pubs in crossgates and one rule for pubs on our estate.

I look forward to your comments and positive actions supporting local community and working with the people and pub management to keep the pub open rather than adopting draconian measures and closing the only pub left on the estate.

For now and the next 28 days myself and many others will not see each other and will loose touch with good people as we are forced to drink elsewhere.

Hopefully common sense will prevail but if recent history is to be repeated I doubt the council will actively support and will take an easy option to shut the pub and move the problem people elsewhere . The rest of the law abiding citizens suffer as a consequence of the actions of a minority.

Kind Regards

██████

From [REDACTED]
Sent:Sat, 14 Dec 2024 13:10:52 +0000
To:Entertainment Licensing
Subject:Cock beck

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This incident had nothing to do with the pub which was actually closed at the time of the incident
Fights etc happen every Saturday night In Leeds city centre yet they stay open how is that right.
The pub is a meeting place for locals that live alone and you would be taking that away from them for no
valid reason
Kind regards
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Sun, 15 Dec 2024 14:29:27 +0100
To: Entertainment Licensing
Subject: Cock Beck pub licence suspension.
Importance: Normal

You don't often get email from [REDACTED]. [Learn why this is important](#)

On the face of it, it seems ludicrous to suspend a licence due to the criminality of one person outside the premises - when it was closed.
The licensee and owners are being penalised for inadequacies elsewhere in our communities.

It would make as much sense if these officials had banned the use of all Toyota RAV4s within the Leeds boundary.

Note: I have never been in that pub and do not know anyone involved with the business.

[REDACTED]

From: [REDACTED]
Sent: Mon, 16 Dec 2024 12:05:17 +0000
To: Entertainment Licensing
Subject: Save our local.

You don't often get email from [REDACTED] [Learn why this is important](#)

HI,,Regarding the closure of the Cock Beck public house . Firstly we are deeply saddend by the tragic events that have taken place ,but a lot of the incidents took place after the pub was closed and by people who were not drinking in the pub!. This could happen anywhere. The cock Beck has been a massive part of mine and my families lives for many years and at no point have we ever felt unsafe being in the pub.Its such a friendly place and always welcoming...This will be the first year in around 20 years we as a family wont be there on Chriatmas Day...The pub is a life line for many and the onley way to socialise in some cases. Hopefully the issues can be put behind the pub and a fresh start can be made.It would be a MASSIVE shame if another pub would have to close for good in the area... Yours Sincerely [REDACTED] and family.

Sent from my Galaxy

From:Haywood, Neil
Sent:Mon, 16 Dec 2024 16:05:52 +0000
To:Entertainment Licensing
Subject:FW: Cock beck Leeds 15

Please see attached rep for the Cock Beck Review

Kind regards

PC [REDACTED] Neil Haywood

Licensing Officer [REDACTED] Leeds East & Outer South

[REDACTED]

Leeds District

Elland road Police Station

To report a crime, please ring 101. Always dial 999 in an emergency.



From: Leeds District Licensing [REDACTED]
Sent: 16 December 2024 15:29

To: Haywood, Neil [REDACTED]

Subject: FW: Cock beck Leeds 15

Neil,

FYI [REDACTED] deleted from the generic [REDACTED].

[REDACTED]

From: [REDACTED]

Sent: 16 December 2024 15:16

To: Leeds District Licensing [REDACTED]

Subject: Fw: Cock beck Leeds 15

Good afternoon,

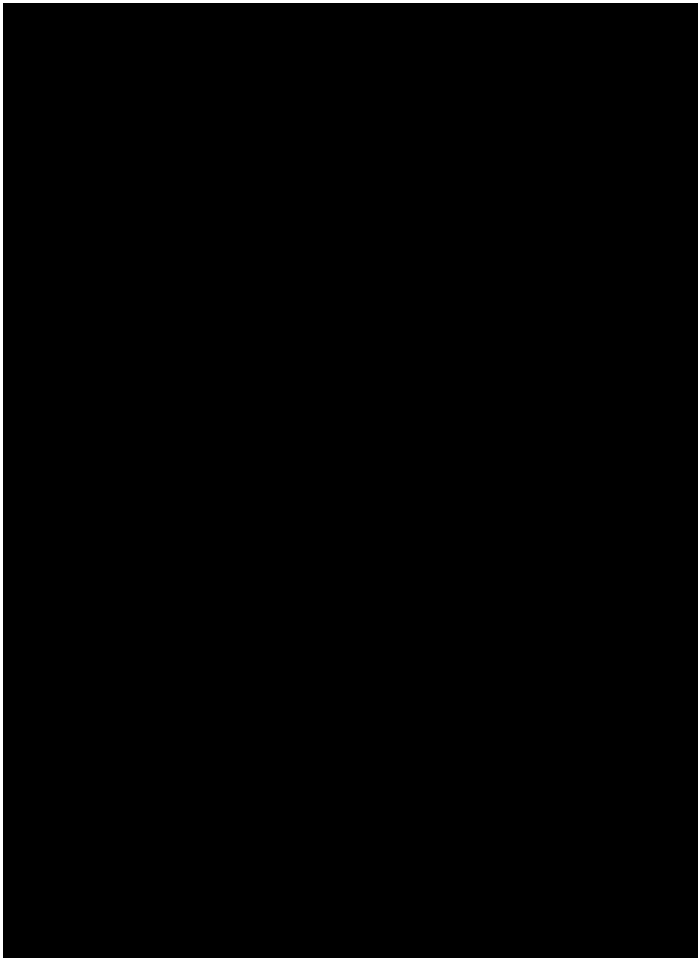
We have received this into the Server Team mailbox in Digital Policing.

I suspect that this is in support of a pub and may be one more for yourselves.

Kind regards,

[REDACTED]

[REDACTED]



[Redacted]

Sent: Monday, December 16, 2024 14:10

To: [Redacted]

Subject: Cock beck Leeds 15

You don't often get email from [Redacted]
[important](#)

[Learn why this is](#)

CAUTION! This email is from an external sender, which means the sender is not from West Yorkshire Police or West Yorkshire Police hosted organisations.
If you were not expecting this email DO NOT click links or open attachments. Only open these if you are sure the email and sender are genuine, and the content is safe. If you are not sure DO NOT proceed.
If you think it is suspicious, click 'Report Message' in Outlook

Hi to whom it may concern.

I'm just wanting to show my support got the local establishment that caters for local's needs.

It's more than just a pub I can tell you as I run the quiz on Thursday night where done elderly local like to come mix and enjoy the light hearted environment / entertainment.

Yo keep this shut isolated these individuals for the acts of a stupid few who don't use the facilities available.

Thanks

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From: [REDACTED]
To: [Entertainment Licensing](#)
Subject: Cock beck pub
Date: 27 December 2024 12:20:03

You don't often get email from [REDACTED]

In regards to the above I would like to report the behaviour that has been going on there since the new owners took over there has been nothing but trouble it's full of young people smoking weed getting drunk and causing problems. They have put seating at the side of the pub meaning you can hear them shouting swearing and smoking there weed which is disgusting i have [REDACTED] that come and i can't let them play [REDACTED]. In the summer doors are open music blasting out can't sit in the garden and relax. Also they are in the pub until 3 and 4 on a morning drinking and although the licence is currently revoked there is still people in there I presume still drinking. They have no respect for the residents that are near the pub. In all the [REDACTED] years I have lived here I have never known the pub to be as bad as it is now needs closing for good or decent landlords to be put in place.

From: [REDACTED]
To: [Entertainment Licensing](#)
Subject: Cock Beck Pub concerns
Date: 27 December 2024 12:43:40

You don't often get email from [REDACTED]

The main concerns with the Cock Beck pub.

The noise coming from that venue is excessive (both from music inside and the people outside), it seems to go on for a lot longer than the stated closing time. It is often heard with the windows closed and usually consists of people in the smoking area shouting at each other. The entire area usually stinks of marijuana from both the front of the pub and the smoking area and often requires us to close windows to prevent our property smelling the same.

Patrons will often park across the opening of our access road, preventing us from getting to or leaving our properties.

Patrons will take their children to the pub, when they inevitably get bored being inside they will "play" outside in the tree area on our road, causing noise and damage to the wildlife area.

They regularly burn things in the car park at the back, for hours on end, meaning that unless we close the windows all we can smell is smoke. Not only is it inconsiderate I feel it has the potential to be quite dangerous.

The recent "incidents" at the venue are not only disappointing, as they make me not want to go to the establishment, but the disruption caused has prevented us leaving our property for the best part of a day due to the police presence. It makes the area feel unsafe and I personally am glad that the pub has been closed over Christmas as it has meant we have not had to worry about what disturbance there may have been from there.

From: [REDACTED]
To: [Entertainment Licensing](#)
Subject: Cock Beck, Pendas Way - Review of Licence
Date: 27 December 2024 13:12:57

You don't often get email from [REDACTED]

We would like the following to be taken into consideration when the License is reviewed for the Cock Beck Pub on Pendas Way, Leeds 15

Having lived [REDACTED] for decades we obviously live in close proximity to the pub. Since the change of landlord we've witnessed/been impacted more frequently than previous times & by different concerns/issues.

1. The picnic benches placed in the smoking area are well utilised & have created numerous issues. a) Smoking of cannabis. With a prevailing westerly breeze we regularly encounter the aroma of cannabis being smoked in this area. b) The level of noise, obscene language generated from this area is a very regular occurrence and can go on into the early hours of the morning.
2. The loutish behaviour and language at the front of the pub. To put it bluntly on occasions you choose not to walk in front of the pub. It can be very intimidating.
3. Inconsiderate parking on Penda's Way. Cars get abandoned when the pub is busy. They even get parked on the pavement and grass verges. Access to The Fold can be compromised and visibility pulling out onto Pendas Way can be greatly reduced. It becomes a very congested at a busy junction with Barwick Road.

In the early hours of this morning (approx. 02.00am on 27/12) a guest staying at our property was woken up by noise from the pub. The noise concerned her enough to look out of the window. They saw an individual banging on the back door to the property. Lights were on upstairs and someone did eventually come down to let the individual in.

We'd love to see the pub thrive but not regularly, at the expense of people living in close proximity to it.

A resident [REDACTED]

From: [REDACTED]
Sent: 27 December 2024 21:23
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Cockbeck pub

Good evening

I am writing to Inform you that the Cockbeck pub is known in the area to have lock ins and the staff drinking while working.

After the recent incident [REDACTED] the manager/licence owner wrote on [REDACTED] Facebook telling people what to say happened that night. [REDACTED] has since deleted theses posts but I have attached screenshots of two of the comments on [REDACTED] page.

[REDACTED] is denying being open at the time. I wasn't there to say [REDACTED] definitely was open but I have the screenshot from [REDACTED] Facebook.

Kind Regards

[REDACTED]

👍❤️😄 71 >



6d Like Reply



[Redacted]
Hope your ok hun xxx

6d Like Reply



[Redacted]
Most definitely! ❤️❤️❤️❤️

6d Like Reply



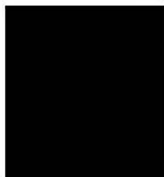
[Redacted]
I new it wouldn't belong before it started x

6d Like Reply



[Redacted] was your party you was home and pub was closed doors locked only staff in pub x

6d Like Reply



[Redacted]
Welcome to my life x

6d Like Reply



[Redacted] we got rid of the riff raff onwards and upwards boss xx


Write a comment...

   71 >




6d Like Reply




I new it wouldn't belong before it started x


6d Like Reply




was your party you was home and pub was closed doors locked only staff in pub x


6d Like Reply




Welcome to my life x

6d Like Reply





we got rid of the riff raff onwards and upwards boss xx

6d Like Reply

1 




they never even been in the pub never been served a drink either x riff raff 😂😂

6d Like Reply

Write a comment...

12. Summary reviews

- 12.1 Summary reviews can be undertaken when the police consider that the premises concerned are associated with serious crime or serious disorder (or both). The summary review process, set out under sections 53A-53D of the 2003 Act, allows interim conditions to be quickly attached to a licence and a fast track licence review. The provisions were inserted by section 21 of the Violent Crime Reduction Act 2006 and amended by sections 136-137 of the Policing and Crime Act 2017, including the addition of section 53D.
- 12.2 The powers apply only where a premises licence authorises the sale of alcohol. They do not apply in respect of other premises licences, or to premises operating under a club premises certificate. The powers are aimed at tackling serious crime and serious disorder, in particular (but not exclusively) the use of guns and knives. The powers complement the general procedures in the 2003 Act for tackling crime and disorder associated with licensed premises and should be reserved for the most serious matters which cannot be adequately or otherwise redressed unless urgent action is taken. Separate powers in the Anti-social Behaviour, Crime and Policing Act 2014 provide for the instant closure of premises by the police in some circumstances (in essence, disorder or nuisance). The consequent review of premises licences by the licensing authority is provided for by section 167 of the Licensing Act 2003.

Application for summary review

- 12.3 Section 53A of the 2003 Act sets out who may apply for an expedited review and the circumstances in which it can be used. The application is made by, or on behalf of, the chief officer of police and must be made in the form which is set out in Schedule 8A to the Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005 (SI 2005/42).
- 12.4 The completed application must be accompanied by a certificate issued by a senior officer of the rank of superintendent or above. The certificate is a formal note which identifies the licensed premises and includes a signed statement by the senior officer that in his/her opinion the premises are associated with serious crime, serious disorder or both. This form is not prescribed in legislation. However, a sample form which forces may wish to adopt is published on GOV.UK.
- 12.5 The tests to determine the kinds of conduct that amount to serious crime are set out in section 81(2) and (3) of the Regulation of Investigatory Powers Act 2000. Those tests are that the conduct:
- (a) constitutes an offence for which a person who is 21 years of age or over with no previous convictions could reasonably be expected to be sentenced to imprisonment for 3 years or more; or
 - (b) Involves the use of violence, results in substantial financial gain or is conducted by a large number of persons in pursuit of a common purpose.
- 12.6 There is no definitive list of behaviours that constitute serious disorder, and the matter is one for judgment by the local police. The phrase should be given its plain, ordinary meaning, as is the case under section 12 of the Public Order Act 1986 in which it is also used.

- 12.7 In deciding whether to sign a certificate, the senior officer should consider the following (as applicable):
- The track record of the licensed premises concerned and whether the police have previously had cause to give advice about serious criminal or disorderly conduct (or the likelihood of such conduct) attributable to activities taking place on the premises. It is not expected that this power will be used as a first response to a problem and summary reviews triggered by a single incident are likely to be the exception.
 - The nature of the likely crime and/or disorder – is the potential incident sufficiently serious to warrant using this power?
 - Should an alternative power be deployed? Is the incident sufficiently serious to warrant use of the powers in Part 4, Chapter 3 of the Anti-social Behaviour, Crime and Policing Act 2014, or section 38 of and Schedule 6 to the Immigration Act 2016, to close the premises? Or could the police trigger a standard licence review to address the problem? Alternatively, could expedited reviews be used in conjunction with other powers (for example, modifying licence conditions following the use of a closure power)?
 - What added value will use of the expedited process bring? How would any interim steps that the licensing authority might take effectively address the problem?
- 12.8 It is recommended that these points are addressed in the chief officer's application to the licensing authority. In particular, it is important to explain why other powers or actions are not considered to be appropriate. It is up to the police to decide whether to include this information in the certificate or in section 4 of the application for summary review. The police will also have an opportunity later to make representations in relation to the full review. In appropriate circumstances the police might want to make representations to the licensing authority suggesting that they modify the conditions of the premises licence to require searches of customers for offensive weapons upon entry. Under the powers in sections 53A to 53D, this could be done on an interim basis pending a full hearing of the issues within the prescribed 28-day timeframe or for an appropriate period determined by the licensing authority.
- 12.9 Similarly, the power could, where appropriate, be used to reduce the risk of injury caused by glass by requiring the adoption of a safer alternative (but see paragraphs 12.15 and 12.16 below). However, it should always be borne in mind that the aim of the powers is to provide a selective tool, to be used proportionately.

The licensing authority and interim steps pending the review

- 12.10 Within 48 hours of receipt of the chief officer's application, the licensing authority must give the premises licence holder and responsible authorities a notice of the review and should include a copy of the application for review and a copy of the certificate, and must also consider whether it is necessary to take interim steps (place temporary conditions on the licence). When calculating the 48 hour period any non-working day can be disregarded¹¹.
- 12.11 The licensing authority may want to consult the police about the steps that it thinks are

¹¹ This means that, for example, if the application was received at 3pm on a Friday, the 48 hour period would cover the remaining 9 hours on that Friday and the remaining 39 hours starting on the Monday morning (provided it was not a bank holiday). In this case the licensing authority would have to decide on interim steps by 3pm on the Tuesday.

necessary, pending the determination of the review, to address the immediate problems with the premises, in particular the likelihood of serious crime and/or serious disorder. The licensing authority may consider the interim steps without the holder of the premises licence having been given an opportunity to make representations. This does not, of course, mean that the licensing authority *cannot* afford such an opportunity if it thinks it appropriate and feasible to do so in all the circumstances.

12.12 The determination of interim steps is not a matter that may be delegated to an officer of the licensing authority. The relevant decisions are likely to be taken by a licensing sub-committee rather than the full committee. It should also be noted that there is no requirement for a formal hearing in order to take interim steps. This means that the relevant sub committee members can communicate by telephone or other remote means in order to reach a decision. A written record should always be produced as soon as possible after a decision is reached.

12.13 The interim steps that the licensing authority must consider taking are:

- the modification of the conditions of the premises licence;
- the exclusion of the sale of alcohol by retail from the scope of the licence;
- the removal of the designated premises supervisor from the licence; and
- the suspension of the licence.

Modification of the conditions of the premises licence can include the alteration or modification of existing conditions or addition of any new conditions, including those that restrict the times at which licensable activities authorised by the licence can take place.

12.14 If the licensing authority decides to take steps at the initial interim stage:

- the decision takes effect immediately, or as soon after it as the licensing authority directs; but
- the licensing authority must give immediate notice of its decision and its reasons for doing so to the holder of the premises licence and the chief officer of police who made the application. The 2003 Act does not specify that the immediate notice has to be in writing. However, in an individual case the licensing authority may consider that the need for immediate communication at least initially requires a non-written approach, such as a telephone call. This may happen when, for example, the authority decides that the decision should have immediate effect. In such a case, the decision and the reasons for it should be explained clearly and in full to the licence-holder (or someone who may properly act for the licence-holder), and the call followed up as soon as possible with a written version of the decision and the reasons (for example, by email or fax) which is identical to, or not significantly different from, the version given by telephone.

12.15 The licensing authority, in deciding when its decision on interim steps should take effect, should consider the practical implications of compliance in relation to the premises. For example to comply with a modification of the conditions of a licence that requires employment of door supervisors, those running the premises may need some time to recruit appropriately qualified and accredited staff.

12.16 In addition, very careful consideration needs to be given to interim steps which would require significant cost or permanent or semi-permanent adjustments to premises which would be difficult to remove if the outcome of the subsequent full review was to withdraw

or modify those steps. For example, making structural changes, installing additional CCTV or replacing all glassware with safer alternatives may be valid steps, but might be disproportionate if they are not likely to be deemed necessary following the full review (or any subsequent appeal). The focus for interim steps should be on the immediate measures that are necessary to prevent serious crime or serious disorder occurring.

Making representations against the interim steps

- 12.17 The premises licence holder may make representations against the interim steps taken by the licensing authority. There is no time limit for the premises licence holder to make representations on the interim steps, although in practice this would at some point be superseded by the full review which would have to be completed within 28 days of the application being received by the licensing authority. On receipt of such representations, the licensing authority must (if the representations are not withdrawn) hold a hearing within 48 hours of their receipt. When calculating the 48 hour period, any non-working day can be disregarded. Where the licensing authority has already held a hearing to consider representations against the interim steps, the holder of the licence may only make further representations if there has been a material change in circumstances.
- 12.18 The licensing authority must give advance notice of the hearing to the premises licence holder and the chief officer of police. Given that these measures are designed to deal with serious crime and/or serious disorder on an interim basis only, the process is designed to avoid delay and, as such, significant portions of the Licensing Act 2003 (Hearings) Regulations 2005 (SI 2005/44) (which set out the usual processes governing the conduct of licensing authority hearings) do not apply in order to streamline the hearing process. One result of this is that the licensing authority cannot adjourn the hearing to a later date if the licence holder fails to attend at the scheduled time, as is the case under the normal review procedure. And as is the case with that procedure, the licence holder does not have to be present for the hearing to take place. In addition, there is no timescale for notifying the licence holder of the hearing under the modified process, providing the notification takes place before the hearing is held. However, it is imperative that the licence holder be given as much notice as is possible in the circumstances to afford the holder a maximum practicable opportunity to prepare for and attend the hearing. Licensing authorities should bear in mind that the usual principles of public law decision-making will apply to interim determinations, in a form that has regard to the statutory context of an expedited process.
- 12.19 At the hearing to consider representations against interim steps the licensing authority must:
- consider whether the interim steps are appropriate for the promotion of the licensing objectives; and
 - determine whether to withdraw or modify the steps taken.
- 12.20 When considering the case the licensing authority must take into account:
- the senior officer's certificate that accompanied the application;
 - the chief officer's representations (if any); and
 - any representations made by the premises licence holder.
- 12.21 There is no right of appeal to a magistrates' court against the licensing authority's

decision at this stage.

The review of the premises licence under section 53C

- 12.22 The licensing authority must hold a full review of the premises licence and determine the review within 28 days after the day of receipt of the chief officer's application. There can be no adjournment of the hearing or delay in reaching a determination beyond the end of the 28 day period. This must take place even if the chief officer or other responsible authority and/or other person asks to withdraw their application or representation (as the case may be). At the review hearing, the licensing authority must consider what steps are appropriate for the promotion of the licensing objectives taking into account the application and any change in circumstances since any interim steps were imposed, consider any relevant representations, and review the interim steps already taken (if any).
- 12.23 In making its final determination the steps the licensing authority can take are:
- the modification of the conditions of the premises licence;
 - the exclusion of a licensable activity from the scope of the licence;
 - the removal of the designated premises supervisor from the licence;
 - the suspension of the licence for a period not exceeding 3 months; and
 - the revocation of the licence.
- 12.24 Modification of the conditions of the premises licence can include the alteration or modification of existing conditions or addition of any new conditions, including those that restrict the times at which licensable activities authorised by the licence can take place.
- 12.25 The licensing authority must:
- advertise the review inviting representations from any persons for no less than seven consecutive days, by notice as described in regulation 38 of the Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005 (SI 2005/42) and, if applicable, on the licensing authority's website (see regulation 38(1)(b) of the above). The relevant notices should be published on the day after the day of receipt of the chief officer's application.
 - advertise that any representations which the premises licence holder, responsible authority or any other person want the licensing authority to consider at the review hearing, should be submitted to the licensing authority within 10 working days of the advertisement of the review appearing.
 - give formal notice of the hearing no later than five working days before the day or first day on which the hearing is to be held to the premises licence holder and to every responsible authority.
- 12.26 A party shall give to the licensing authority a notice no later than two working days before the day or the first day on which the hearing is to be held stating –
- whether he intends to attend or be represented at the hearing;
 - whether he considers a hearing to be unnecessary.
 - whether he would like permission for any other person (other than the person he intends to represent him at the hearing) to appear at the hearing and, if so, explain on which points that person will be able to contribute.

- 12.27 The regulations relating to hearings are set out in the Licensing Act 2003 (Hearings) Regulations 2005 (S.I. 2005/44). They apply to final hearings under the section 53A(2)(b) in a similar way to hearings following closure orders under section 167 of the 2003 Act (it should be emphasised that the truncated version of the hearings regulations described in paragraph 12.18 above applies to interim hearings only). The issues they address include who can make representations and what those representations can be about. It is therefore possible for responsible authorities or any other persons to make representations in relation to any of the licensing objectives, not just crime and disorder. Similarly, where it is in the public interest, the regulations relating to the exclusion of individuals from hearings, or conducting the hearing in private, will apply.
- 12.28 The licensing authority must notify its decision and the reasons for making it to:
- the holder of the premises licence;
 - any person who made relevant representations; and
 - the chief officer of police who made the original application.

Review of the interim steps under section 53D

- 12.29 The licensing authority's determination does not have effect until the end of the 21 day period given for appealing the decision, or until the disposal of any appeal that is lodged (see below information on right of appeal). To ensure that there are appropriate and proportionate safeguards in place at all times, the licensing authority is required to review any interim steps that it has taken that are in place on the date of the hearing and consider whether it is appropriate for the promotion of the licensing objectives for the steps to remain in place, or if they should be modified or withdrawn. The review of the interim steps should take place immediately after the determination under section 53C has been reached. In making its decision, the licensing authority must consider any relevant representations made.
- 12.30 In conducting the review of the interim steps the licensing authority has the power to take any of the steps that were available to it at the initial stage (see paragraph 12.13). Any interim steps taken at the review hearing apply until—
- (a) the end of the period given for appealing against a decision made under section 53C (21 days),
 - (b) if the decision under section 53C is appealed against, the time the appeal is disposed of, or
 - (c) the end of a period determined by the relevant licensing authority (which may not be longer than the period of time for which such interim steps could apply under (a) or (b) above).

Right of appeal against review of interim steps decision

- 12.31 The licence holder or the chief officer of police may appeal against the decision made by the licensing authority concerning its review of the interim steps to a magistrates' court. The appeal must be made within 21 days of the appellant being notified of the licensing authority's decision and must be heard in full by the magistrates' court within 28 days beginning with the day on which the appellant lodged the appeal.

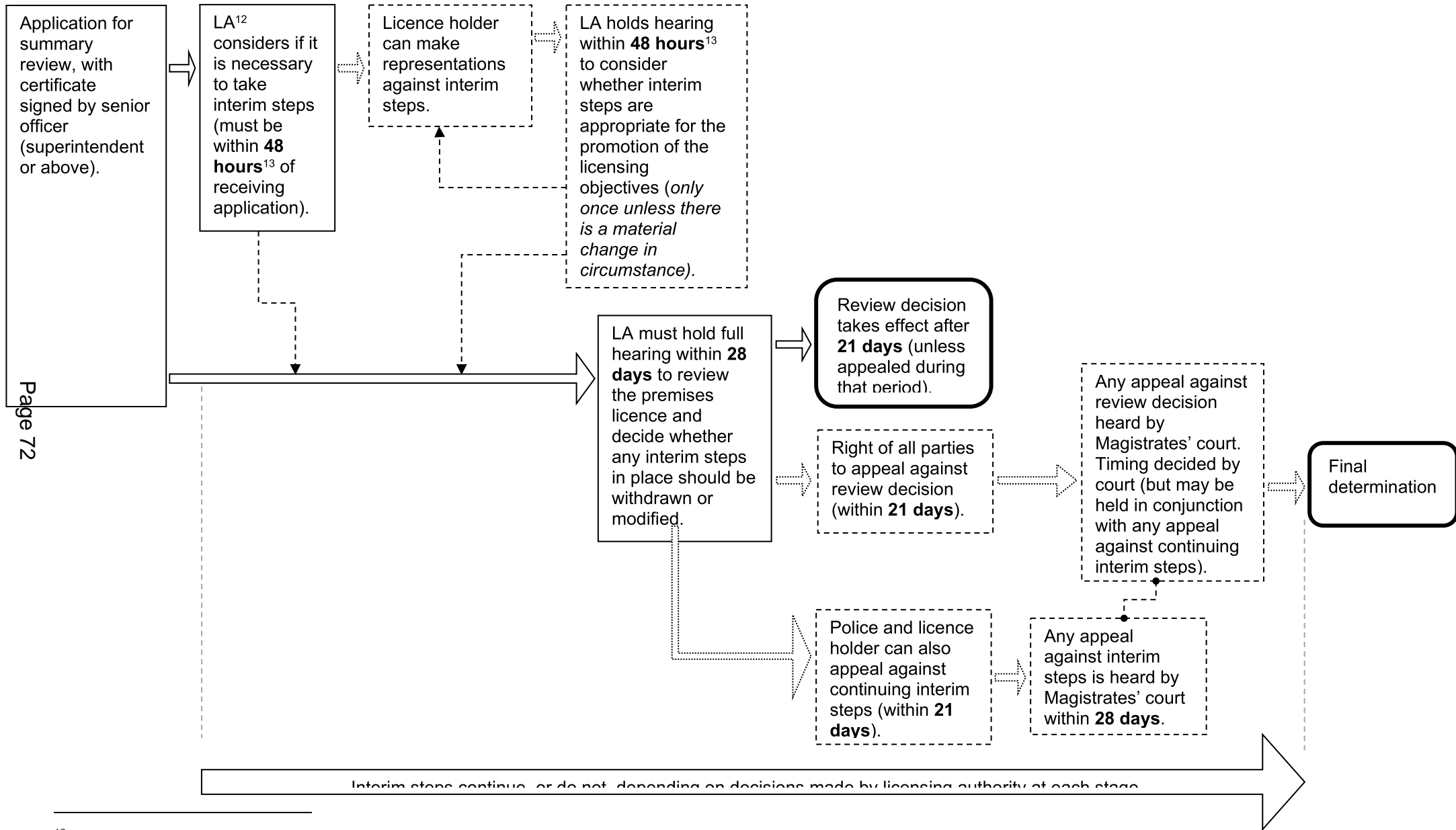
Right of appeal against final review decision

- 12.32 An appeal against the final review decision may be made to a magistrates' court within 21 days of the appellant being notified of the licensing authority's determination on the review. An appeal may be made by the premises licence holder, the chief officer of police and/or any other person who made relevant representations.
- 12.33 The decision of the licensing authority, following the review hearing, will not have effect until the end of the period allowed for appeal, or until the disposal of the appeal.
- 12.34 Where appeals are lodged both against the decision following the review of the interim steps and against the final determination, the courts may decide to consider the appeal against the final determination within the 28 day period, allowing the interim steps appeal to be disposed of at the same time.

Flow diagram of the summary review process

- 12.35 The following flow diagram summarises the process.

Summary review flowchart



¹² Licensing authority

¹³ Only working days count