



LICENSING SUB-COMMITTEE

MEETING TO BE HELD IN CIVIC HALL, LEEDS ON

TUESDAY, 11TH JUNE, 2019 AT 10.00 AM

MEMBERSHIP

Councillors

- N Buckley - Alwoodley;
- B Garner - Ardsley and Robin Hood;
- A Marshall-Katung - Little London and Woodhouse;

**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 3788662**

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>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p> <p><u>HEARINGS</u></p>	
6			<p>APPLICATION FOR THE GRANT OF A PREMISES LICENCE FOR CAFE BOSPA LTD 181A HIGH STREET, BOSTON SPA, WETHERBY, LS23 6AA</p> <p>To consider the report of the Chief Officer Elections and Regulatory with an application for the grant of a premises licence made by Bospa Limited, for Cafe Bospa Ltd, 181A High Street, Boston Spa, Wetherby, LS23 6AA.</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. 	1 - 84

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Report author: Miss Jane Wood
0113 378 5029

Report of the Chief Officer Elections and Regulatory

Report to the Licensing Sub Committee

Date: Tuesday 11th June 2019

Subject: Application for the grant of a premises licence for Cafe Bospa Ltd
181A High Street, Boston Spa, Wetherby, LS23 6AA

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Wetherby	
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:		
Appendix number:		

Summary of main issues

This is an application for the grant of a premises licence made by Bospa Limited, for Cafe Bospa Ltd, 181A High Street, Boston Spa, Wetherby, LS23 6AA.

The application is made in respect of a Cafe Bar and Deli proposing the provision of Sale by Retail of Alcohol, Regulated Entertainment and Late Night Refreshment.

Responsible authorities and Ward Members have been notified of this application.

The application has attracted representations from other persons.

1 Purpose of this report

- 1.1 To advise Members of an application made under section 17 of the Licensing Act 2003 ("the Act") for a new premises licence in respect of the above mentioned premises.
- 1.2 Members are required to consider this application due to the receipt of representations.

2 History of the premises

- 2.1 This is the first application for a premises licence for these premises.

3 The application

- 3.1 The applicant's name is Bospa Limited.
- 3.2 The proposed designated premises supervisor is Rebecca Louise Leighton.
- 3.3 In summary the application is for:

Supply of Alcohol

Sunday to Thursday: 08:00 – 23:00

Friday & Saturday: 08:00 – 00:00

Late Night Refreshment

Friday & Saturday: 23:00 – 00:00

Recorded Music

Sunday to Thursday: 08:00 – 23:00

Friday & Saturday: 08:00 – 00:00

- 3.4 A redacted version of the application has been attached at **Appendix A**.
- 3.5 The applicant proposes to promote the licensing objectives by taking the steps identified in the application at part M.

4 Location

- 4.1 A map which identifies the location of this premises is attached at **Appendix B**.

5 Representations

- 5.1 Under the Act representations can be received from anyone but they must be relevant and, in the case of a member of the public, must not be frivolous or vexatious.

Representations from Responsible Authorities

5.2 There have been no representations from responsible authorities.

Other representations

5.3 The application has attracted representation from members of the public (described as 'other persons' in the legislation).

5.4 The licensing authority is in receipt of 47 individual letters of objection. Local residents have concerns primarily on the grounds of public nuisance and that the proposed licensing hours exceed those of the current planning hours recently been granted.

5.5 In order to protect personal data, redacted copies of the representations are attached at **Appendix C**. Sensitive copies will be available at the hearing for Member's consideration.

5.6 The authority has also received 2 letters of support in relation to this application. Both authors feel the proposed Deli will have a positive impact on the area. Redacted copies can be found at **Appendix D**.

6 Licensing hours

6.1 Members are directed to paragraphs 6.8 to 6.15 of the Statement of Licensing Policy which states the criteria that will be applied to any decision for new applications or variations which include extending hours.

6.2 In brief the Policy states at 6.14 that restrictions may be made to the proposed hours of use where, after receiving relevant representations, the council considers it appropriate for the promotion of the licensing objectives to do so.

6.3 The council will take into account the existing pattern of licensed premises in an area when considering what is appropriate to promote the objectives. Applications which are significantly out of character for a locality will need to demonstrate that granting the hours sought will not adversely impact on the licensing objectives.

6.4 A list of premises in the local area and their licensed hours and activities is provided at **Appendix E**.

7 Equality and diversity implications

7.1 At the time of writing this report there were no implications for equality and diversity. Any decision taken by the licensing subcommittee will be in accordance with the four licensing objectives as prescribed by the Licensing Act 2003.

8 Options available to Members

8.1 The licensing subcommittee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

- Grant the application as requested.
- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates.
- Refuse to specify the said person as the designated premises supervisor.
- Reject the whole or part of the application.

8.2 Members of the licensing subcommittee are asked to note that they may not reject the whole or part of the application merely because they consider it desirable to do so. It must be appropriate in order to promote the licensing objectives.

9 Background papers

- Guidance issued under s182 Licensing Act 2003
- Leeds City Council Statement of Licensing Policy

JW

PREM/04336/001

Leeds City Council

Application for a premises licence to be granted under the Licensing Act 2003

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/We Bospa Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description		ENTERTAINMENT LICENSING	
181A High Street		15 APR 2013 RECEIVED	
Post town	Boston Spa	Postcode	LS23 6AA

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£11,000

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth					
Nationality					
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking					

service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth					
Nationality					
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Bospa Limited
Address 181A High Street Boston Spa LS23 6AA
Registered number (where applicable) 11823659

Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1) Café bar and deli with accompanying alcohol offer.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)

- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue			State any seasonal variations for the exhibition of films (please read guidance note 4)			
Wed						
Thur			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)			
Fri						
Sat						
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)			
Day	Start	Finish				
Mon						
Tue			State any seasonal variations for indoor sporting events (please read guidance note 4)			
Wed						
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)			

Fri Sat Sun	 	
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D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue						
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)			
Thur						
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)			
Sat						
Sun						

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						

Tue			<p>State any seasonal variations for the performance of live music (please read guidance note 4)</p> <p>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)</p>
Wed			
Thur			
Fri			
Sat			
Sun			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both</u> – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	08:00	23:00	<p>Please give further details here (please read guidance note 3)</p>		
Tue	08:00	23:00			
Wed	08:00	23:00	<p>State any seasonal variations for the playing of recorded music (please read guidance note 4)</p>		
Thur	08:00	23:00			
Fri	08:00	00:00	<p>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)</p>		
Sat	08:00	00:00			
Sun	08:00	23:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish			Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)			
Tue						
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)			
Thur						
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)			
Sat						
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing			
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
Mon					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 3)			
Wed						

Thur			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</p>
Fri			
Sat			
Sun			

I

<p>Late night refreshment Standard days and timings (please read guidance note 6)</p>			<p>Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)</p>		Indoors	<input checked="" type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<p>Please give further details here (please read guidance note 3)</p>			
Mon						
Tue						
Wed			<p>State any seasonal variations for the provision of late night refreshment (please read guidance note 4)</p>			
Thur						
Fri	23:00	00:00	<p>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)</p>			
Sat	23:00	00:00				
Sun						

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	08:00	23:00			
Tue	08:00	23:00			
Wed	08:00	23:00			
Thur	08:00	23:00			
Fri	08:00	00:00			
Sat	08:00	00:00			
Sun	08:00	23:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name:	
[REDACTED]	
[REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known)	[REDACTED]
Issuing licensing authority (if known)	[REDACTED]

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	23:30	
Tue	08:00	23:30	
Wed	08:00	23:30	
Thur	08:00	23:30	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)
Fri	08:00	00:30	
Sat	08:00	00:30	
Sun	08:00	23:30	

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

Please see b), c), d) and e) below.

b) The prevention of crime and disorder

1. A suitable CCTV system will be operational at the premises at all times when licensable activities are being carried out and at any other time when members of the public are present on the premises.
2. The CCTV system will cover all areas of the premises occupied by the public under the terms of the premises licence, including corridors and stairways (excluding WC's and changing rooms).
3. The CCTV system will cover the main entrances and exits and designated emergency egress routes from the premises.
4. The CCTV system will contain the correct time and date stamp information.
5. The CCTV system will have sufficient storage retention capacity for a maximum of 31 days continuous footage which will be of good quality.
6. The CCTV system will be capable of securing relevant pictures for review or export at a later date.
7. A designated member/members of staff at the premises will be authorised to access the CCTV footage and be conversant with operating the CCTV system. At the request of an authorised officer of the Licensing Authority or a responsible authority (under the Licensing Act 2003), any CCTV footage, as requested, will be downloaded immediately or secured to prevent any overwriting. The CCTV footage material will be supplied, on request to an authorised officer of the Licensing Authority or a responsible authority.
8. The SIA registered door supervisors will be used when risk assessed as being necessary.
9. The PLH/DPS will ensure that an incident report register is maintained on the premises to record incidents such as anti-social behaviour, admissions, refusals and ejections from the premises.
10. The incident report register will contain consecutively numbered pages, the date, time and location of the incident, details of the nature of the incident, the names and registration number of any door staff involved or to whom the incident was reported, the names and personal licence numbers (if any) of any other staff involved or to whom the incident was reported, the names and numbers of any police officers attending, the police incident and/or crime number, names and addresses of any witnesses and confirmation of whether there is a CCTV footage of the incident.
11. The incident report register will be produced for inspection immediately upon the request of an authorised officer.
12. The PLH/DPS will belong to a recognised trade body or PubWatch scheme where one exists, whose aims include the promotion of the licensing objectives.
13. No drinks shall be taken outside the premises, unless it is to be consumed in a designated outdoor area or it is in a sealed container.

c) Public safety

14. Written records of all accidents and safety incidents involving members of the public will be kept. These will be made available upon the request of an authorised officer.
15. A written spillage policy will be kept to ensure spillages are dealt with in a timely and safe manner.

d) The prevention of public nuisance

16. Licensable activities will be conducted and the facilities for licensable activities will be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.
17. There shall be no glass disposed of between the hours of 23:00 and 07:00 daily.
18. Noise from a licensable activity at the premises will be inaudible at the nearest noise sensitive premises.
19. There will be no external loud speakers.

e) The protection of children from harm

20. The PLH/DPS/staff will ask for proof of age I.D from any persons appearing to be under the age of 21 who attempt to purchase alcohol at the premises.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
 - I have enclosed the plan of the premises.
 - I have sent copies of this application and the plan to responsible authorities and others where applicable.
 - I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
 - I understand that I must now advertise my application.
 - I understand that if I do not comply with the above requirements my application will be rejected.
 -
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15) • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	<i>Woods whur</i>
Date	15 April 2019
Capacity	Woods Whur 2014 Limited Solicitors for the Applicant

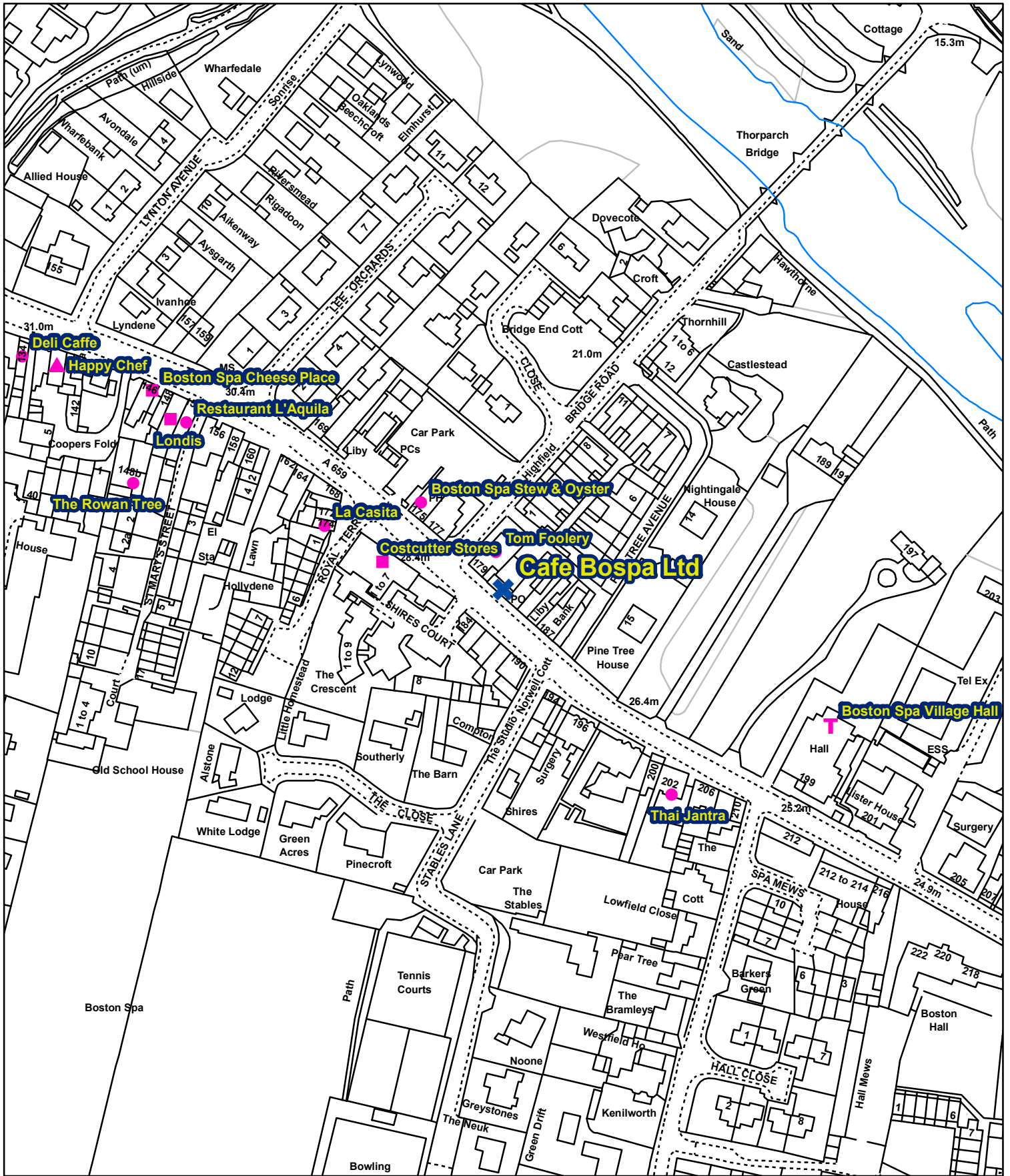
For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Paddy Whur
Devonshire House
38 York Place





Post town	Leeds	Postcode	LS1 2ED
Telephone number (if any)	0113 234 3055		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
Emma@woodswhur.co.uk			



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	
	On licence
	Off licence
	Late night refreshment
	Other

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Ref. Pres/04336/001

(46)

-7 MAY 2019

May 1st



Sirs/Madam

I am objecting to the license being granted to the proposed Deli next to the Post office. I am an elderly resident of Boston Spa. I need the Post office more than a licensed Deli (Post office already up FOR SALE owing to this Deli next door)

There are No Banks in Boston Spa. How are the elderly going to access money/pensions.

I am also asking - Why does a Deli need to sell alcohol. We have sufficient restaurants/Coffee bars selling Alcohol.

As well as my objections being personal and for the local people living on the High St and esp the Post office owners, my objections relate to the 4 Statutory licensing objections

1. Prevention of Crime & Disorder.
2. " " " " Public Nuisance.
3. Public Safety.
4. Protection of children from harm.

I trust you will take notice of my objections.
Yours faithfully,

(45)

-7 MAY 2019

Ref. PREM/04336/001

Sir s —

I am writing to object to the Alcohol licence being granted to the New Deli next to the Post office in the High Street Boston Spa

I am one of the many elderly residents of Boston Spa. At present we have a number of licenced premises in the village which cause noise & disruption evenings & weekends. We do not need any more.

My objections relate to the four licencing objections

- | | | | |
|---|------------------------|-----|-----------|
| 1 | Prevention of Crime | ENT | disorder |
| 2 | Public nuisance | | |
| 3 | Public safety | | |
| 4 | Protection of Children | REC | from harm |

08 MAY 2019

Being an elderly person the Post Office is very important to me as we now have no banks in the village. It is well used for money pensions etc.

I hope you will take note of all the objections which are being submitted
Yours sincerely



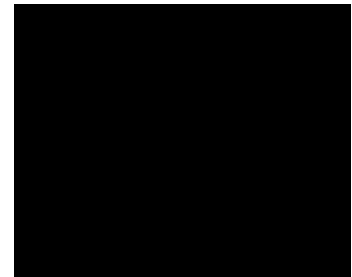
UW

PREM / 04336 / 001

Musson, Martyn

44

From: [REDACTED]
Sent: 08 May 2019 11:31
To: Entertainment Licensing
Subject: 181a High street Boston spa ref prem/04336/001



Dear Ms Wood

We are writing to object about the application for a alcohol and music license for reference no prem/04336/001 181a the High Street Boston Spa Wetherby.

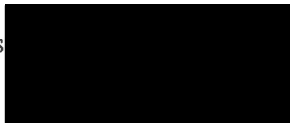
We are extremely concerned about the licensing and music hours because this will impact upon the quiet enjoyment of our home we will have to suffer the noise of people entering and leaving the premise late at night, also they have received planning for side opening windows to the front of the property which means no matter how much soundproofing the building has once the windows are open the noise from the music will be heard as our lounge is directly adjacent to the windows, so in the summer time we will not be able to open are windows without hearing the noise.

Under The Prevention Of Public Nuisance

We both object to the late license for alcohol and music

Has a A3 usage if that's a restaurant the you must state that you may only purchase alcohol with a full meal and that certainly measurement must be put into place about the music and the opening of their side opening windows

Regards



JG

PREM/04336/001

Musson, Martyn

43

From: [REDACTED]
Sent: 30 April 2019 20:11
To: Entertainment Licensing
Subject: ref PREM/04336/001

Ref

CAFÉ Deli 181 HIGH STREET Boston Spa

I would like to object to the proposed Bar which presents itself as a Deli selling alcohol and playing music till midnight.

This is an inappropriate location and is likely to cause a public nuisance to the community.

The village is already well served with licenced premises and restaurants

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

ENTERTAINMENT LICENSING
30 APR 2019
RECEIVED

JK

PREM/04556/001

Musson, Martyn

42

From: [REDACTED]
Sent: 29 April 2019 10:37
To: Entertainment Licensing
Subject: License application 181A High Street Boston Spa PREM/04556/001

Dear Sir or Madam,

I write to object to the current application PREM/04336/001, for extended licensing hours (08.00 – 23.00) for the premises at 181a High Street Boston Spa.

These premises have recently been granted change of use from a shop to a delicatessen bar and that application did not include this license for Music and Alcohol sales until such late hours.

Although in a row of shops, this is also a residential location with residential flats above the shops and any license should be restricted to day time/early evening only in order to ensure that there is no public nuisance due to music and alcohol consumption.

Yours faithfully,

[REDACTED]

[REDACTED]

ENTERTAINMENT LICENSING
29 APR 2019

JW

PREM/04336/001

Musson, Martyn

41

From: [Redacted]
Sent: 29 April 2019 17:29
To: Entertainment Licensing
Subject: Prem/04336/001

I would like to object to the proposed evening music and alcohol licensing of the new Deli on the High Street of Boston Spa.
The change of use to a deli is welcome but not trading in the evening and especially not late at night. If this was the intention from the start - it would appear so- then it was not made clear.
The application for evening use is contrary the village plan, where it clearly states that a change of use should not effect neighbours - which evening trading would do for residents of the apartments alongside the Deli.
There is a high chance that the village Post Office will close if an evening licence is approved. The current owners of the post office will find it hard to find a purchaser to continue the post office as the living accommodation is included - the whole reason for the current owners to sell.

Regards
[Redacted]

Sent from my iPad

ENTERTAINMENT LICENSING
29 APR 2019
REIVED

Handwritten initials

PREM/04336/001

Musson, Martyn

40

From: [Redacted]
Sent: 29 April 2019 19:34
To: Entertainment Licensing
Subject: Cafe/Deli 181a High Street Boston Spa PREM/04336/001

Cafe/Deli 181a High Street Boston Spa

I am a Boston Spa resident, I would like to lodge my objection to the proposed hours of 08:00-23:00 for the licenced sale / consumption of alcohol at the above premises.

I understand that planning consent granted is for a delicatessen, and therefore the very late alcohol licence applied for is totally unnecessary and totally excessive for the business to operate solely according to this use. If planning is granted this will fundamentally be a drinking bar by stealth!

Furthermore, granting of the increased hours is very likely to mean the loss to the Boston Spa and surrounding communities of a vital amenity - the Post Office. The increased noise and pollution (cigarette butts, vomit, loud voices) will ensure that [Redacted]

I welcome a deli, but please not another bar and definitely not at 181a High Street Boston Spa. I strongly object to the proposed hours 08:00-23:00

Thank you

Yours faithfully,

[Redacted signature]

ENTERTAINMENT LICENSING
29 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

From: [REDACTED]
Sent: 29 April 2019 22:08
To: Entertainment Licensing
Subject: PREM/04336/001

39

I would like to object to the proposed request for licensing hours which are excessive and would be in conflict with the terms of the Neighbourhood Plan, Police BE1 which states that such permission 'should not be supported where it would result in harmful impacts on the amenities of local residents'

[REDACTED]

Boston Spa.

ENTERTAINMENT LICENSING
29 APR 2019
RECEIVED

JW

PREM/04336/01

Musson, Martyn

38

From: [REDACTED]
Sent: 26 April 2019 17:05
To: Entertainment Licensing
Subject: PREM/04336/01 : delicious/cafe Boston Spa

Whilst I very much appreciate enterprise in our village and look forward to welcoming a new deli/CAFE I can see no reason why it should become a deli/bar with alcohol and music late into the night. We already have sufficient bars in the village for the ratio of residents and people coming into the village to socialise but I can only think another bar may encourage unruly and anti social behaviour. Will the next thing be furniture on the pavement restricting pedestrian access and which people will use as a smoking area, thus causing noise and litter. The local residents do not deserve to have their leisure time, which time is limited to evenings, wrecked by noise. I feel parking could also be an issue. Please do not grant a license.

[REDACTED]

Sent from my iPad

ENTERTAINMENT LICENSING
26 APR 2019
REGON

JLW

PREM/04336/00

Musson, Martyn ENTERTAINMENT LICENSING

37

From: [REDACTED]
 Sent: 27 APR 2019 27 April 2019 15:41
 To: Entertainment Licensing
 Subject: RECEIVED Ref number PREM/04336/001 – Boston Spa High Street

“(1) The dubious way in which the successful planning application 18/06581/FU for a A3 restaurant (referenced as a deli-cafe by the applicant at the time) increasingly took on the feel of a day-night cafe bar, with the emphasis at night very much A4 not A3, once planning permission had been obtained. I invite the licensing committee to consider whether the planning and licensing system has been approached with acceptable clarity and openness and whether the current applicant intends to pursue the A3 objectives as stated when planning permission was granted. The view of a considerable section of Boston Spa society is that this is not the case. At the very least, the A3 licence must be rigorously imposed.

“(2) The fact that the premises is next to Boston Spa Post Office. For the good health of the town, **the retention of Boston Spa Post office should be the overriding priority** and nothing should be granted that puts the survival of this Post Office – with live-in accommodation – under any threat whatsoever. I note that it is already up for sale and, if sold, the survival of the Post Office cannot be guaranteed in a town that has already lost its banks and cash point facilities. A night-time bar next to the Post Office would be wholly inappropriate.

I am aware that licensing objections are generally considered for four reasons: the prevention of crime and disorder; public safety; the prevention of public nuisance; the protection of children from harm.

- Noise control measures next to a Post Office with live-in accommodation will be inadequate especially but not only considering the proposals re open doors and/or windows
- A third cafe-bar within 30 yards would change the nature of the High Street by congregating groups in one place and increases the probability of public disorder, and anti-social behaviour, especially late at night.
- Public nuisance can legally include either disturbance affecting a few people or the potential low-level disturbance affecting the whole

community, such as the very real risk of the closure of a Post Office with all the negative results this would bring.

Musson, Martyn

JW

PREM / 04 336 / 001

From: [REDACTED]
Sent: 28 April 2019 16:27
To: Entertainment Licensing
Subject: Ref number PREM/04336/001

36

As a resident of Boston Spa born here and lived here all my life, I am at a loss as to why a Deli / Cafe should require such ridiculous opening hours 08.00 / 23.00 .

I am sure the residents are absolutely shocked, why on earth would this type of establishment require such ridiculous opening hours especially the noise.

We already have a great deal of young / teenagers hanging around shops and various parts of the village, causing a great deal of damage to property drinking alcohol and setting fires around our wonderful village. I believe that this establishment would only add more distress, I believe this should certainly should be revised.

I would suggest that the parish council and other parties who are looking to allow this, should visit our village and see and probably ask the residents in person or via ballot papers for the correct and precise opinions.

Kind Regards

[REDACTED]

ENTERTAINMENT LICENSING
28 APR 2019

Musson, Martyn

JW

PREM/04336/001

35

From: [REDACTED]
Sent: 28 April 2019 19:50
To: Entertainment Licensing
Subject: Application PREM/04336/001 Deli High Street Boston Spa

I would like to lodge my objection to the proposed licensing hours for the above business.

The basis for this objection is that granting a licence will not promote the licensing objectives, particularly prevention of crime, disorder and anti social behaviour.

Granting a licence would provide a further source of alcohol in an area already populated with a number of licensed premises.

Residents in this area already suffer from noise in the evening and granting this licence would only add to this.

Regards

[REDACTED]



JCW

PREM/04336/001

Musson, Martyn

34

From: [REDACTED]
Sent: 26 April 2019 15:00
To: Entertainment Licensing
Subject: PREM/04336/001 141 High Street, Boston Spa

Dear Sir/Madam,

As a Boston Spa resident, I wish to lodge my objection to the application for a licence for evening and late night drinking at the above premises. The planning application for these premises quoted a "deli" which we residents understood to be a delicatessen and cafe opening generally in line with shop opening hours. An extended drinks licence will inevitably lead to nuisance in the evenings caused by smokers with drinkers outside on the pavement and the large open windows will cause both undue noise to neighbouring dwellings and expose children on the High Street to drinkers within.

Boston Spa already has 3 cafes serving alcoholic drinks and a fourth would be overkill for a small quiet township such as Boston Spa.

Yours faithfully

[REDACTED]

Sent from my iPad

ENTERTAINMENT LICENSING
26 APR 2019
RECEIVED

UW

PREM / 04 336 / 001

From: [Redacted]
Sent: 26 April 2019 15:17
To: Entertainment Licensing
Subject: Ref number PREM/04336/001 (*updated objection)

33

Please find an updated objection, as follows

Ref number PREM/04336/001 – Boston Spa High Street

I am writing on behalf of Wetherby Liberal Democrats to object to this licence application

After considerable thought, and also vox popping this morning in Boston Spa High Street, my feeling is that this Level 3 late-night drinks licence application is wrong for this site, much more inappropriate than the 3 excellent cafe bars that are now part of Boston Spa life.

A vibrant cafe culture is beneficial to the prosperity and contentment of both Boston Spa and Wetherby: of that I have no doubts. However, this application is, in my view, considerably more problematic.

The initial intention of Wetherby Liberal Democrats was also to take guidance from Boston Spa Parish Council and I recognise that the Parish Council has not opposed this A3 licence application other than recommend a reduction to 11pm.

But I've got major reservations for two reasons:

ENTERTAINMENT LICENSING
26 APR 2019
REC'D

(1) The dubious way in which the successful planning application 18/06581/FU for a A3 restaurant (referenced as a deli-cafe by the applicant at the time) increasingly took on the feel of a day-night cafe bar, with the emphasis at night very much A4 not A3, once planning permission had been obtained. I invite the licensing committee to consider whether the planning and licensing system has been approached with acceptable clarity and openness and whether the current applicant intends to pursue the A3 objectives as stated when planning permission was granted. The view of a considerable section of Boston Spa society is that this is not the case. At the very least, the A3 licence must be rigorously imposed.

(2) The fact that the premises is next to Boston Spa Post Office. For the good health of the town, **the retention of Boston Spa Post office should be the overriding priority** and nothing should be granted that puts the survival of this Post Office – with live-in accommodation – under any threat whatsoever. I note that it is already up for sale and, if sold, the survival of the Post Office cannot be guaranteed in a town that has already lost its banks and cash point facilities. A night-time bar next to the Post Office would be wholly inappropriate.

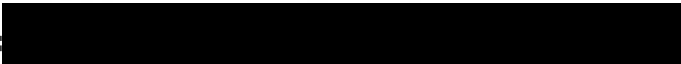
I am aware that licensing objections are generally considered for four reasons: the prevention of crime and disorder; public safety; the prevention of public nuisance; the protection of children from harm. With this in mind:

- Noise control measures next to a Post Office with live-in accommodation will be inadequate especially but not only considering the proposals re open doors and/or windows
- A third cafe-bar within 40 yards would change the nature of the High Street by congregating groups in one place and increases the probability of public disorder, and anti-social behaviour, especially late at night.
- Public nuisance can legally include either disturbance affecting a few people or the potential low-level disturbance affecting the whole community, such as the very real risk of the closure of a Post Office with all the negative results this would bring.

On behalf of Wetherby Liberal Democrats, I therefore ask the licensing committee to give serious consideration to these points and prioritise its decision based on protecting the long-term survival of Boston Spa Post Office.

 Wetherby Liberal Democrats

To replace:

From: 
Sent: 25 April 2019 13:10
To: 'entertainment.licensing@leeds.gov.uk'
Subject: Ref number PREM/04336/001

I am writing on behalf of Wetherby Liberal Democrats to object to this licence application

Ref number PREM/04336/001 – Boston Spa High Street

After considerable thought, and also vox popping this morning in Boston Spa High Street, my feeling is that this level 3 late-night drinks licence application is wrong for this site, much more inappropriate than the 3 excellent cafe bars that are now part of Boston Spa life.

A vibrant cafe culture is beneficial to the prosperity and contentment of both Boston Spa and Wetherby: of that I have no doubts. However, this application is, in my view, considerably more problematic.

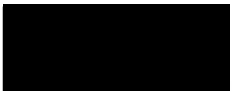
The initial intention of Wetherby Liberal Democrats was also to take guidance from Boston Spa Parish Council and I recognise that the Parish Council has not opposed this licence application.

But I've got major reservations for two reasons:

(1) The somewhat underhand way in which planning application for a deli-cafe suddenly changed into a day-night cafe bar once planning permission had been obtained. I invite the licensing committee to consider whether the planning and licensing system has been approached with acceptable clarity and openness. The view of a considerable section of Boston Spa society is that it has not.

(2) The fact that the premises is next to Boston Spa Post office. For the good health of the town, **the retention of Boston Spa Post office should be the overriding priority** and nothing should be granted that puts the survival of this Post Office - with live-in accommodation - under any threat whatsoever. I note that it is already up for sale and, if sold, the survival of the Post Office cannot be guaranteed in a town that has already lost its banks and cash point facilities.

On behalf of Wetherby Liberal Democrats, I will therefore ask the licensing committee to give serious consideration of both points and prioritise its decision based on protecting the long-term survival of Boston Spa Post Office.



Wetherby Liberal Democrats

JG

PREM / 04336 / 001

Musson, Martyn

From: [REDACTED]
Sent: 26 April 2019 09:14
To: Entertainment Licensing
Subject: Boston Spa deli-cafe

32

I strongly oppose this application.; It is obvious that late night music could be annoying to residents in the vicinity. As one of the residents is the Postmaster an essential resident of this community his concerns along with many others residents of the village should be given uttermost consideration in your decision
Yours Sincerely

[REDACTED]

Sent from my Samsung Galaxy smartphone.

ENTERTAINMENT LICENSING
26 APR 2019
RECEIVED

Musson, Martyn

JW

PREM /04336 /001

32

From: [REDACTED]
Sent: 26 April 2019 12:41
To: Entertainment Licensing
Subject: Reference PREM/04336/001-Boston Spa High Street

I am writing to strongly object to the application for extended music hours at the proposed "Deli- Café"

The residents living in this area have a right to peace and quiet in their evenings; this will certainly not be the case if this application is successful .

Yours Sincerely

[REDACTED]

ENTERTAINMENT LICENSING
26 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

From: [REDACTED]
Sent: 25 April 2019 16:52
To: Entertainment Licensing
Subject: Cafe deli bar Boston Spa

31

Reference PREM/04336/001

I write to object to the above planning for late licensing sale of alcohol and playing of music. We do not need yet another Public Licensing outlet in Boston Spa. There are already three outlets serving food and alcohol with appropriate seating. Another outlet spilling onto the High Street would be a Public Nuisance. We need to Prevent Crime and Disorder, and consider Public Safety.

From

[REDACTED]

Sent from my iPad

ENTERTAINMENT LICENSING
25 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

From: [REDACTED]
Sent: 25 April 2019 21:06
To: Entertainment Licensing
Subject: Cafe/deli at Boston Spa High Street

35

I am writing to oppose the planned licensing and music hours for the proposed Cafe/deli on our High Street. This is totally unnecessary and unacceptable to the many residents of properties and flats above and nearby the said premises. Music and alcohol until 11pm with the noise of customers then leaving and making their way along the High Street is not right when there are families and small children being disturbed late at night. The residents and business owners need the peace and quiet they deserve and we do not need anymore noise pollution.

Regards

[REDACTED]
(Resident of Boston Spa)

Sent from my iPad



JW

PREM/04336/001

Musson, Martyn

28

From: [Redacted]
Sent: 25 April 2019 18:41
To: Entertainment Licensing
Subject: FW: Cafe deli bar Boston Spa

Subject: Cafe deli bar Boston Spa

Reference PREM/04336/001

I write to object to the above planning for late licensing sale of alcohol and playing of music. There are already two successful café/bars very close to the site of this application but success does not mean the town needs a proliferation of these facilities especially when it comes to late licensing. This is a very pleasant, Spa town; it does not suffer from hooligan behaviour on a Saturday night, there being many outlets in Leeds, Harrogate and York to provide such needs and demands. There may or may not be a demand fore a further café/bar – only a properly thought out feasibility study would show this for what it is worth – there is, though, strong aversion in the town for late night drinking.

Yours faithfully [Redacted]

[Redacted]

ENTERTAINMENT LICENSING
25 APR 2019
RECEIVED

Musson, Martyn

tw

PREM/04336/001

From: [REDACTED]
Sent: 24 April 2019 15:20
To: Entertainment Licensing
Subject: Ref number PREM/04336/001

26

It is supposed to be a deli. I don't need to buy cheese and olives that late.

[REDACTED]

Sent from my iPad

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

25

From: [REDACTED]
Sent: 25 April 2019 07:58
To: Entertainment Licensing
Subject: Objection to Deli Bar Boston Spa

The proposal that a bar should be open until 11 pm next door to a quiet residential area is likely to give rise to a unlawful and actionable nuisance.
The incidence of petty crime in Boston Spa High St is increasing - to add another reason for late night drinking of alcohol is likely to exacerbate this.
I therefore strongly object.

[REDACTED]

Sent from my iPhone

ENTERTAINMENT LICENSING
25
24 APR 2019
RECEIVE MM

JM

PREM/04336/001

Musson, Martyn

24

From: [REDACTED]
Sent: 24 April 2019 23:17
To: Entertainment Licensing
Subject: Objection to application reference/PREM/04336/001

I object to this application as I strongly believe that a Public Nuisance is bound to be caused to nearby residents.

[REDACTED]

Sent from my iPad

ENTERTAINMENT LICENSING
24 APR 2019
RECE.

Musson, Martyn

UW

PREM/04336/001

From: [REDACTED]
Sent: 24 April 2019 21:17
To: Entertainment Licensing
Subject: Deli high street Boston spa

23

To whom it may concern

This whole issue truly seems ludicrous. We do not need any more late licences in Boston Spa particularly in this vicinity. There are people living next door and close by and we desperately need to keep our post office.

A deli does not need to be open late serving liquor. We are a little town not an extension of Leeds city centre. Please have some sense over this issue.

Regards

[REDACTED]

Sent from my Samsung Galaxy smartphone.

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

Musson, Martyn

JW

PREM/04336/001

From: [REDACTED]
Sent: 24 April 2019 18:45
To: Entertainment Licensing
Subject: PREM 04336/001 Deli. High Street Boston Spa

22

Dear Sir/Madam,

I understand that the owner has sought an extension to the licensing and opening hours of the deli. which is next to the Post Office on High Street.

I wish to object to the proposal.

My concern is related to Public Nuisance, especially for those who live in close proximity. Alcohol served at a late hour will do nothing to suppress noise and the likelihood of rowdy behaviour and potential low level crime.

[REDACTED]

Sent from Mail for Windows 10



JW

PREM 104336/001

Musson, Martyn

From: [REDACTED]
Sent: 24 April 2019 18:14
To: Entertainment Licensing
Subject: proposed deli/cafe on Boston Spa High Street next to Post Office

21

Can I please put on record that I do not feel it at all appropriate to grant a licence for this proposed 'shop'. If it is to be opened beyond shop hours, it will have a detrimental effect on properties in the vicinity. and way beyond. Why does a 'shop' need music at all?? No doubt tables and seats will appear on the pavement, which will be a nuisance to shoppers and those with buggies and wheelchairs/scooters, making it necessary to walk dangerously close to the road. So there are both nuisance and safety issues here. Beyond, say 5-6pm, there will be disturbance for local residents - smokers and drinkers will be attracted (already a considerable problem in this part of the village), making the traditional High Street an unattractive place for families with children. The close properties will be vastly affected by noise, smells and quantities of 'jolly' folk disrupting the peace. If the later hours are granted by any chance one disaster to the whole community is certain: it will cost Boston Spa its Post Office - which is such a valuable asset to the village. If this is fully recognised, I can't believe residents will want such a sacrifice - it would be a tragedy. So, please don't let us down by granting a licence. Thank you.

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM / 04336 / 001

Musson, Martyn

20

From: [REDACTED]
Sent: 24 April 2019 17:32
To: Entertainment Licensing
Subject: Prem/04336/001

I wish to register my objection to a drinks licence being allowed on these premises. This is due to the close proximity of residential properties and there are enough licensed outlets in Boston Spa.

[REDACTED]
Sent from my iPad

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

From: [REDACTED]
Sent: 24 April 2019 12:22
To: Entertainment Licensing
Subject: Licencing ref PREM/04336/001, High Street, Boston Spa

19

Good afternoon,

As a Boston Spa resident, I would like to please lodge my objection to the proposed hours of 08:00-23:00 for the licenced sale / consumption of alcohol at these premises.

It is my understanding the planning consent granted is for a delicatessen and as such the very late alcohol licence applied for is both:

- 1) not necessary and totally excessive for the business to operate solely according to this use (otherwise this will fundamentally become a drinking bar by stealth),
- 2) going to be severely detrimental to the amenity of the neighbouring residents, who need to arise early (they run our village post office which is a much more essential service).

Thank you for the opportunity to comment,
[REDACTED]



JW

PREM/04336/001

Musson, Martyn

From: [REDACTED]
Sent: 24 April 2019 15:06
To: Entertainment Licensing
Subject: Reference - PREM / 04336 / 001

18

Dear Sirs,

I feel that I must object in the strongest possible terms to the proposal that the ex Leeds BS premises on the High St at Boston Spa, should receive an alcohol license. This I base on the following:-

- 1) There are already two ex licensed premises in the village, which used to be enjoyed by the local community, whereas the proliferation of bars, seen as 'destination locations' by those from outside the community, has prevented these from being occupied again.
- 2) The undoubted Nuisance (both noise and litter from cigarette butts etc) this would cause.
- 3) This property does not have the side space enjoyed by Stew & Oyster or Tom Foolery, and therefore children will be able to run into the road from bi-folding doors. The footpath here is particularly narrow and view of the road is obscured by post boxes.
- 4) There is already an increase in Anti-Social behaviour in the village, which the Parish Council and the Police are working together to combat. There are also 'factions' associated with both the aforementioned alcohol outlets, and a third would almost certainly result in an escalation of the behaviour, which given the mid terrace location, the Public could not avoid. thus Crime and personal injury are sure to result.

Yours faithfully

[REDACTED]

Sent from Outlook



Musson, Martyn

JW

PREM/04336/001

From: [REDACTED]
Sent: 24 April 2019 17:10
To: Entertainment Licensing
Subject: Ref number PREM/04336/001 - Objection

(17)

Hi

I write to object to request for a drinking license made under the above reference.

The started aim is a deli. I fail to understand why a deli requires an alcohol license and certainly not one to 11pm.

This is an attempt to turn the shop areas into an entertainment area that is in appropriate on a number of fronts:

- 1) The Prevention of Crime and Disorder – this area of town is already become a litter filled around as a result of smoking in Tom Foolery. This against by laws and subject to fines that are not enforced.
- 2) The drink of alcohol in TF with their license already causes anti-social behaviour, we don't need any more
- 3) The Prevention of Public Nuisance – the smoking above is a nuisance and a threat to public health of those that don't want to breath in this smoke on a narrow footpath

Yours

[REDACTED]

Sent from [Mail](#) for Windows 10



Jw

PREM/04336/001

Musson, Martyn

16

From: [REDACTED]
Sent: 25 April 2019 10:04
To: Entertainment Licensing
Subject: License application for 141 High Street, Boston Spa

Dear Sirs

I am writing to object to the application for extended hours at these premises.

My reasons for objecting are that:

- The extended hours will materially increase the noise to be endured by the residential neighbours
- An additional late drinking facility close to others will materially increase the risk of public nuisance and petty crime.

Yours faithfully

[REDACTED]

ENTERTAINMENT LICENSING
25 APR 2019
RECEIVED

JW

PREM/04336/001 (IS)

Musson, Martyn

From: [REDACTED]
Sent: 24 April 2019 11:24
To: Entertainment Licensing
Subject: Ref number PREM/04336/001

I am writing to complain about the opening hours of the above mentioned premises 0800-2300 hours every day. The idea of having a delicatessen in the village is great, even to sit and eat on the premises, but to be selling alcohol and playing music in this residential section of the High Street is unacceptable and grossly unfair on the residents.

I sincerely hope that you reconsider the plans.
Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



The information contained in this e-mail and any attachments may be confidential. If you have received this e-mail in error, please notify us immediately by telephone or return e-mail. You should not use or disclose the contents of this e-mail or any of the attachments for any purpose or to any person.

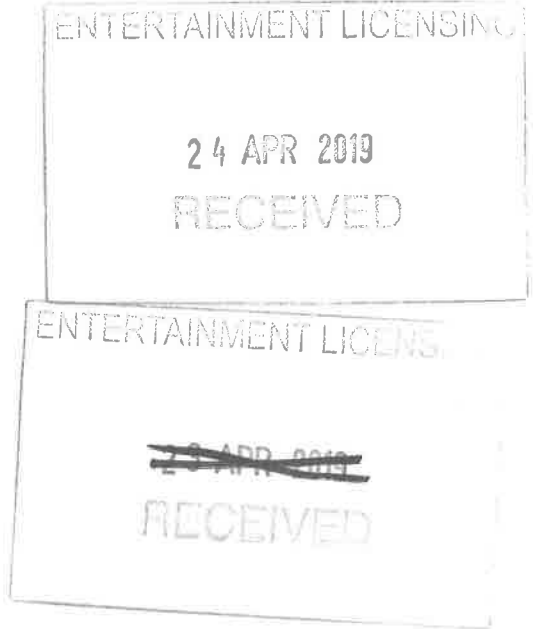
JTW

PREM/04336/001 (14)

Musson, Martyn

From: [REDACTED]
 Sent: 24 April 2019 10:51
 To: Entertainment Licensing
 Subject: PREM/04336/001

I strongly object to the proposed licencing hours for the Deli/Cafe in Boston Spa. Change of use was not granted for a bar with music over long hours. This application if granted will be totally out of keeping with the area and cause a major disruption to the lives of residents adjacent to the premises. This is just another example of people from outside the area riding rough shod over long standing residents as they chase a profit. The location is not suitable for this sort of licence and on this occasion you should refuse this request.
 regards
 [REDACTED]



Musson, Martyn

JOS

PREM/04336/001

13

From: [REDACTED]
Sent: 24 April 2019 11:30
To: Entertainment Licensing
Subject: PREM/04336/001

Dear Sir,

I would like to object to the granting of an entertainment licence to the property, formerly the Bradford and Bingley Building Society, on Boston Spa High Street.

My reasons for objecting are as follows:

- a) Boston Spa High Street is a residential as well as a commercial road. The noise generated by a third entertainment outlet, all within a very short distance of each other, will lead to added loss of amenity for the residents of the High Street.
- b) Boston Spa was, until very recently, a rural village on the outskirts of Leeds. The village is becoming more and more urbanised. Whilst acknowledging that change is a fact of life there does come a time when 'enough is enough'.
- c) There has already been a considerable effect on the surrounding villages since the opening of the two existing bars, the 'Stew and Oyster' and 'Tom Foolery'. Two public houses in Clifford, 'The Star and 'The Bay Horse', have closed and are greatly missed by older residents who do not want to walk into Boston Spa. They also do not feel that the new bars are welcoming, particularly in the evenings, to older people.

I hope you will give due consideration to the above points when making a decision as to the granting of an entertainment licence to the above property.

Yours faithfully,

[REDACTED]

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM/34336/001

Musson, Martyn

From: [REDACTED]
Sent: 24 April 2019 11:25
To: Entertainment Licensing
Subject: Deli in Boston Spa

12

I am writing to ask that you limit the hours this proposed deli is to be open. Many people live on the High Street in Boston Spa, and the noise level will be too high if the deli stays open until 11pm. We already have many cafés and bars along this stretch of the High St. (Tom Foolery, The Stew and Oyster, Southbank restaurant, L'Aquila restaurant for example).

A new deli is welcome, but it would be kinder to the residents to have it close earlier, say by 10pm at the very latest. I feel so sorry for those who live next door if this proposal isn't limited in some way.

[REDACTED]

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

11

From: [REDACTED]
Sent: 24 April 2019 11:02
To: Entertainment Licensing
Subject: PREM/04336/001

Hi

With reference for the above application for alcohol and music licenses. All along Boston Spa High Street there are retail premises on the ground floor but residential apartments above which include families.

Some consideration needs to be given to late night alcohol and music licenses. 11pm is too late an end point for these licenses. The official end is already too late but there is usually considerable noise beyond this as customers leave and staff clear up and leave.

Please show some consideration for the residents who live close by.

[REDACTED]

ENTERTAINMENT LICENSING
~~23 APR 2019~~
RECEIVED

ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM/04336/001

Wood, Jane

10

From: [REDACTED]
Sent: 24 April 2019 11:20
To: Wood, Jane
Subject: Comments for Licensing Application PREM/04336/001

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:19 AM on 24 Apr 2019 from [REDACTED]

Application Summary

Address: 181A High Street Boston Spa Wetherby LS23 6AA
Proposal: Premises Licence - New Application
Case Officer: Miss Jane Wood
[Click for further information](#)

Customer Details

Name: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]

Comments Details

Commenter Type: Neighbour response
Stance: Customer objects to the Licensing Application
Reasons for comment:
Comments: 11:19 AM on 24 Apr 2019 Hours are far too long for what is supposed to be a "deli" right next door to a residence. As a "deli" this should not need an alcohol or music licence.

PREM/04336/001

Uce

Musson, Martyn

9

From: [REDACTED]
Sent: 24 April 2019 11:29
To: Entertainment Licensing
Subject: PREM/04336/001

Dear Sirs,

I would like to let you know my objection to the above Licensing hours for the new Deli to be opened in our village.

How the people, who live next to and above, are supposed to get any peace and quiet I find hard to imagine.

Why would a deli need a music and alcohol licence till late anyway?

Please take into account peoples health and wellbeing.

Yours faithfully,

[REDACTED]

ENTERTAINMENT LICENS
24 APR 2019
REC...

PREM/04336/001

SW

Musson, Martyn

8

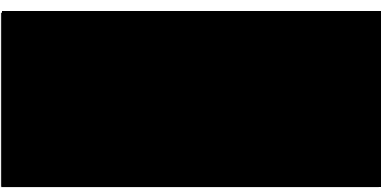
From: [Redacted]
Sent: 24 April 2019 11:56
To: Entertainment Licensing
Subject: Re: PREM/04336/001

Hello

I wish to object to the proposed licensing hours of the new Deli/Cafe (Bospa Limited) at 181a High Street, Boston Spa. It is in a residential area and there are already a couple of premises where alcohol can be consumed within 100 metres of 181a High Street. Enough is enough for the village

Regards

Sent from my iPhone



ENTERTAINMENT LICENSING
24 APR 2019
RECEIVED

JW

PREM/04336/001

Musson, Martyn

7

From: [REDACTED]
Sent: 24 April 2019 12:11
To: Entertainment Licensing
Subject: Deli/bar Boston Spa

I believe that the proposed opening times for this deli/bar (which will play music and have a licence for alcohol) are far too long. 23.00 hours for a deli to be open is late so obviously it's a bar.

People live above this premises. It will be noisy and disruptive for them. Consideration should be given to these people.

The village has an increasing problem with youths and anti social behaviour. Another bar to drink in is more encouragement.

This is a lovely village and the amenities are good but the licensing of so many places gives the village a 'drinking culture' feeling.

Close it at 20.00 and you might get more support.

[REDACTED]

ENTERTAINMENT LIC

24 APR 2019

RECEIVED

JSW

PREM/04336/001

Musson, Martyn

6

From: [REDACTED]
Sent: 24 April 2019 11:48
To: Entertainment Licensing
Subject: Objection to license application PREM/04336/001

I have already posted on-line through the Leeds public access but the comment is not showing

My objections is as follows.

Planning permission was granted for the change of use for these premises with

"The opening hours of the premises shall be restricted to 0800 hours to 2300 hours Monday to Sunday and Bank Holidays.
In the interests of the amenity of nearby residents"

Presumably these restrictions still apply, so the license should not be granted for the hours on this application.

Also

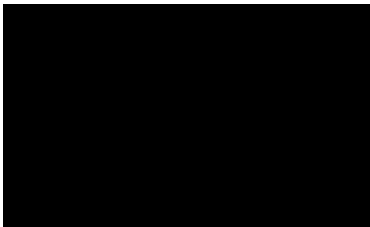
"The entertainment use hereby approved shall not commence unless a scheme to control noise emitted from the premises has been approved in writing by the Local Planning Authority and installed as approved.etc etc..." Again in the interests of nearby residents.

Has such a scheme been approved?

We were assured it would be a nice quite "deli/cafe" not another late night bar. There is residential property directly above these premises and the owners should not be subjected to the disruption from late night drinking and music.

Please do not grant this license. There are already two late night drinking premises within few yards of these premises.

Thank you



(S)
Musson, Martyn

PRE m/04336/001 (S)

From: [REDACTED]
Sent: 23 April 2019 09:59
To: Entertainment Licensing
Subject: Re: Not on

I believe it's 141 Hight Street Boston Spa. Next to our post office it was first asked for plans for a deli and now changed to a late night bar we really do not need another in the village with smokers on the foot path Talk about going through the back door to get a bar licence

Sent from my iPhone

Kind Regards



On 18 Apr 2019, at 10:45, Entertainment Licensing <Entertainment.Licen@leeds.gov.uk> wrote:

[REDACTED]
Thank you for your email – could you please be specific in what premise are you making a representation about?

As you can imagine we do receive representation for many premise around Leeds and we have to make sure the public are clear on an exact licence

Kind Regards

Martyn Musson
Licensing Administration Assistant
Entertainment Licensing
Leeds City Council
Tel: 0113 378 5029
Fax: 0113 224 3885
Email: martyn.musson@leeds.gov.uk
www.leeds.gov.uk

From: [REDACTED]
Sent: 17 April 2019 20:23
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Not on

What about the people that live on the street it's not on to have music till late we have enough cafes in the village and music A cafe is ok but we do not want any more late night bars the post office owners live above there shop and will not be able to sleep or open there windows on an evening as smokers will be out side and the smoke will rise into there rooms and a dread to think what noises there will be

Do we really need another late night cafe in Boston Spa

Sent from my iPhone

Kind Regards



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The Council does not accept service of legal documents by e-mail.

PREM/04336/001

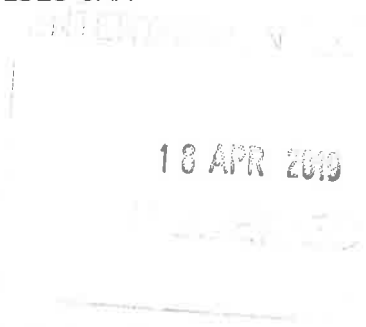
Wood, Jane

From: planning.comments@leeds.gov.uk
Sent: 18 April 2019 17:23
To: Wood, Jane
Subject: Comments for Licensing Application PREM/04336/001

Licensing Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 5:23 PM on 18 Apr 2019 from - Boston Spa Parish Council.

Application Summary

Address: 181A High Street Boston Spa Wetherby LS23 6AA
Proposal: Premises Licence - New Application
Case Officer: Miss Jane Wood
[Click for further information](#)



Customer Details

Name: - Boston Spa Parish Council
Email: [Redacted]
Address: Boston Spa Village Hall, 199 High Street, Boston Spa, Wetherby LS23 6AA

Comments Details

Committer Type: Parish or Town Council
Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 5:23 PM on 18 Apr 2019 The Parish Council objects to the application on the basis that planning permission was granted in accordance with a number of conditions. Section 4 of the planning permission decision notice states:

The opening hours of the premises shall be restricted to 0800 hours to 2300 hours Monday to Sunday and Bank Holidays. In the interests of the amenity of nearby residents.

It is in the interests of residents that these hours are adhered to and that alcohol is not served and music is not played outside these times.

2

From: planning.comments@leeds.gov.uk
Sent: 17 April 2019 15:15
To: Wood, Jane
Subject: Comments for Licensing Application PREM/04336/001

Licensing Application comments have been made. A summary of the comments is provided below.

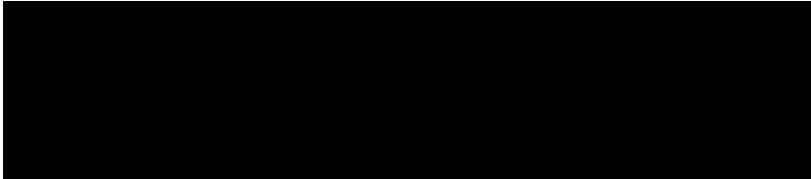
Comments were submitted at 3:15 PM on 17 Apr 2019 from [REDACTED]

Application Summary

Address: 181A High Street Boston Spa Wetherby LS23 6AA
Proposal: Premises Licence - New Application
Case Officer: Miss Jane Wood
[Click for further information](#)

Customer Details

Name:
Email:
Address:



Comments Details

Commenter Type: Neighbour response
Stance: Customer objects to the Licensing Application
Reasons for comment:
Comments: 3:15 PM on 17 Apr 2019 Planning permission was granted for the change of use for these premises with these restrictions:

"The opening hours of the premises shall be restricted to 0800 hours to 2300 hours Monday to Sunday and Bank Holidays. In the interests of the amenity of nearby residents"

Presumably these restrictions still apply, so the license should not be granted for the hours on this application.

Also

"The entertainment use hereby approved shall not commence unless a scheme to control noise emitted from the premises has been approved in writing by the Local Planning Authority and installed as approved.etc etc..." Again in the interests of nearby residents.

Has such a scheme been approved?

We were assured it would be a nice quite "deli/cafe" not

another late night bar. There is residential property directly above these premises and the owners should not be subjected to the disruption from late night drinking and music.

JW

PREM/04336/001

Musson, Martyn

From: [REDACTED]
 Sent: 24 April 2019 12:31
 To: Entertainment Licensing
 Subject: Re: CAFE BOSPA LTD, 181A HIGH STREET, BOSTON SPA, WETHERBY, LS23 6AA

①

Hi Jane,

I object to the licensing application under the Prevention of Public Nuisance and Prevention of crime and disorder.

As residents live near and above the deli which has large windows opening on to the High St. A music and alcohol license for the hours requested will cause significant public nuisance with noise disturbance and disorder events. Such a license is not required for a cafe. It will encourage drinkers on the streets between this new site and Tomfoolery.

Regards

[REDACTED]

On Wed, 24 Apr 2019 at 12:18, Entertainment Licensing <Entertainment.Licen@leeds.gov.uk> wrote:

[REDACTED]

LICENSING ACT 2003 - APPLICATION FOR THE GRANT OF A PREMISES LICENCE FOR:

PREMISES: CAFE BOSPA LTD, 181A HIGH STREET, BOSTON SPA, WETHERBY, LS23 6AA

PREMISES LICENCE NUMBER: PREM/04336/001

Thank you for your letter, dated 17th April 2019, concerning the above application.

Regrettably, under the criteria for representations under the Licensing Act 2003, your letter is not considered to be valid as it fails to address any of the four licensing objectives.

The four licensing objectives are:

- The Prevention of Crime and Disorder
- The Prevention of Public Nuisance



- Public Safety
- The Protection of Children from Harm.

If you feel that the application may in some way undermine the promotion of any of the licensing objectives, specifically in relation to yourself, you are welcome to submit another representation with reference to some, or all of them.

Should you wish to resubmit a representation then it must be received by this department no later than the 13th May 2019. Any representation received after this date will be out of time and cannot be taken into consideration.

I have enclosed a copy of our 'Guidance on Making Representations to Licence Applications', for your information.

Please do not hesitate to contact us should you require any further assistance.

Yours sincerely

Miss Jane Wood

Licensing Officer

Entertainment Licensing

Leeds City Council

Tel: 0113 3785029

Fax: 0113 3367124

email: jane.wood@leeds.gov.uk

www.leeds.gov.uk



Wood, Jane

From: planning.comments@leeds.gov.uk
Sent: 17 April 2019 12:27
To: Wood, Jane
Subject: Comments for Licensing Application PREM/04336/001

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:26 PM on 17 Apr 2019 from [REDACTED]

Application Summary

Address: 181A High Street Boston Spa Wetherby LS23 6AA

Proposal: Premises Licence - New Application

Case Officer: Miss Jane Wood

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour response

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 12:26 PM on 17 Apr 2019 These seem long hours for a cafe, I would suggest the license hours should be in keeping with other eating establishments in the Boston Spa such as L'Aquila. There was a lot of resistance in the village to this application as it was believed that this would be turned into a bar which the license does not allow.

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PREM /04336/ 001

Handwritten initials

Musson, Martyn

27

From: [Redacted]
Sent: 17 April 2019 13:34
To: Entertainment Licensing
Subject: Application at 181a High Street, Boston Spa

Dear Sirs,

I would just like to pass my positive comments on the above application.

I believe that the village will fully benefit from the licensing that the new cafe/deli at the above address has applied for. On many occasions, other licensed establishments in the village are full to the brim, thus proving that there most certainly is the desire and demand for this service and these hours.

Given the proximity of this property to other licensed properties in the village, there can be no credible argument that noise is an issue and I believe having a license for the above property will positively impact on this lively village.

Kind regards,

[Redacted signature]

ENTERTAINMENT LICENSING
17 APR 2019
RECEIVED

Jth

PREM/04336/001

47

Musson, Martyn

From: [REDACTED]
Sent: 23 April 2019 09:14
To: Entertainment Licensing
Cc: [REDACTED]
Subject: License application PREM/04336/001
Attachments: 181a High Street notice v001.docx

Good Morning,

[REDACTED] and I would like to put forward our positive feedback for a proposed Deli Cafe Restaurant & its Licensing requirements.

For info (as Landlord) the property is and has been for some time sat empty and we feel the proposed operation and license would only add to Boston Spa and its growing vibrancy.

We posted the following letter in the window of the unit last week which hopefully further clarifies and sets out our views on the application.

Regards
[REDACTED]





Dear Boston Spa Villager or Visitor,

An application for a Premises License for 181a High Street, Boston Spa has been made, following the successful Change of Use application, as determined late December 2018.

Please refer to the blue coloured notices in the unit.

The planning permission granted determined that the unit could be;

- extended & follow the building line of all properties situated this side of the High Street. The process of extending the unit will commence soon.
- Used for A3 Use under the Town and Country Planning (Use Classes) Order 1987 as **Restaurants and cafés** with A3 stated as for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

Contrary to some confusion, this unit has not got any planning consent for A4 Drinking Establishment being a Public house or similar.

Hopefully this notice will alleviate such concern.



Background to this Unit

- As set out in the planning application, over the last 24 months the property has been marketed by various agents.
- Historically, the unit was a Building society for over 30 years but Leeds Building Society (along with a good number of their competitors) opted to close the branch.
- This follows national trends in the Financial Services Industry as witnessed locally by the closure of Nat West and HSBC in Boston Spa itself, together with other professional services businesses.
- There continues to be no genuine and credible interest for A1 Retail or A2 Financial and Professional Services during this time. This comes despite the ability to now increase the size of the unit.
- It's also important to note that the publicity & profile of the recent planning application failed to attract or lead to any new interest for such A1 or A2 use, which was disappointing.
- With regard to its potential A3 Use, there are a number of proven operators that have expressed an interest in taking a lease for the premises for a Restaurant Café subject to adequate premises license.
- For any A3 offer to be sustainable and successful in these times, an Operator will tell you that they need a compelling offer and need to trade most points in the day, hence the trading hours as set out.
- If an Operator were to take occupation, this would hopefully support Boston Spa's growing vibrancy and comes in spite of tougher times in the casual dining & leisure sector & clearly the general concern following the economic uncertainty arising Brexit.

- However, recent national profile in the Sunday Times setting Boston Spa out as a great place to be in Yorkshire, is currently exciting those Operators who have expressed an interest to invest and develop their business in Boston Spa.
- If the process is unsuccessful, the alternative will simply be the 'status quo' being an empty & unused high street building and the hope that any other credible alternative Use or tenant emerges over time.

Process and next steps

- Please see both physical and online notices for detailed information and please make any positive or negative feelings known to the licensing department.
- The process is relatively easy so just email entertainment.licensing@leeds.gov.uk quoting PREM / 04336/001.
- Alternatively, you can register your comments on the relevant local authority portals.
- All support from local villagers and businesses alike who wish to welcome a new member to our village is appreciated – Thank You.
- If the application is successful, further announcements will be made with the intention of an Operator opening in Summer 2019, subject to Licensing and building works.

181A High Street,

Boston Spa

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Issued premises licences and club certificates within an area



PREM/00607/002 - Crown Hotel, 128 High Street, Boston Spa, Wetherby, Leeds, LS23 6AL

Sale by retail of alcohol	
Monday to Thursday	10:00 - 00:00
Friday & Saturday	10:00 - 01:00
Sunday	11:00 - 23:30
Performance of live music	
Monday to Thursday	10:00 - 00:00
Friday & Saturday	10:00 - 01:00
Sunday	11:00 - 23:30
Performance of recorded music	
Monday to Thursday	10:00 - 00:00
Friday & Saturday	10:00 - 01:00
Sunday	11:00 - 23:30
Performance of dance	
Monday to Thursday	10:00 - 00:00
Friday & Saturday	10:00 - 01:00
Sunday	11:00 - 23:30

PREM/03489/002 - Boston Spa Stew & Oyster, 175 High Street, Boston Spa, Wetherby, LS23 6BH

Sale by retail of alcohol	
Monday to Saturday	10:00 - 00:00
Sunday	10:00 - 22:30
Provision of late night refreshment	
Monday to Saturday	23:00 - 00:00
Performance of a play	
Monday to Saturday	10:00 - 00:00
Sunday	10:00 - 22:30
Exhibition of a film	
Monday to Saturday	10:00 - 00:00
Sunday	10:00 - 22:30

PREM/02214/005 - Tom Foolery, 179 High Street, Boston Spa, Wetherby, LS23 6AA

Sale by retail of alcohol	
Friday & Saturday	09:00 - 01:00
Sunday to Thursday	09:00 - 00:00
Provision of late night refreshment	
Friday & Saturday	23:00 - 01:00
Sunday to Thursday	23:00 - 00:00
Exhibition of a film	
Every Day	15:00 - 23:00
Performance of live music	
Monday to Thursday	16:00 - 00:00
Friday & Saturday	12:00 - 01:00
Sunday	12:00 - 00:00
Performance of recorded music	
Thursday	09:00 - 00:30

Friday & Saturday	09:00 - 01:00
Sunday to Wednesday	09:00 - 00:00
Performance of dance	
Every Day	17:00 - 23:30

PREM/03095/003 - Restaurant L'Aquila, 152 High Street, Boston Spa, Wetherby, LS23 6BW

Sale by retail of alcohol	
Every Day	12:00 - 23:00
Performance of recorded music	
Every Day	10:00 - 23:00

PREM/00995/008 - The Rowan Tree, 146 High Street, Boston Spa, Wetherby, LS23 6BW

Sale by retail of alcohol	
Thursday to Saturday	08:00 - 00:00
Sunday to Wednesday	08:00 - 23:00
Performance of recorded music	
Thursday to Saturday	08:00 - 00:00
Sunday to Wednesday	08:00 - 23:00

PREM/03796/001 - Deli Caffè, 134 High Street, Boston Spa, Wetherby, LS23 6BW

Sale by retail of alcohol	
Every Day	11:30 - 15:30
Performance of recorded music	
Every Day	08:30 - 16:00

PREM/00117/004 - Thai Jantra, 202 - 204 High Street, Boston Spa, Wetherby, Leeds, LS23 6BT

Sale by retail of alcohol	
Every Day	17:30 - 23:00
Performance of recorded music	
Every Day	17:30 - 23:00

PREM/03593/001 - La Casita, 174 High Street, Boston Spa, Wetherby, LS23 6BW

Sale by retail of alcohol	
Every Day	11:00 - 00:00
Performance of recorded music	
Every Day	11:00 - 00:00

PREM/02110 - Happy Chef, 138 High Street, Boston Spa, Wetherby, Leeds, LS23 6BW

Provision of late night refreshment	
Every Day	23:00 - 00:00

PREM/01353 - Costcutter Stores, 182 High Street, Boston Spa, Wetherby, Leeds, LS23 6BT

Sale by retail of alcohol	
Monday to Saturday	08:00 - 23:00
Sunday	10:00 - 22:30

PREM/01753/V01 - Boston Spa Village Hall, 199 High Street, Boston Spa, Wetherby, West Yorkshire, LS23 6AA

Sale by retail of alcohol	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00
Performance of a play	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00
Exhibition of a film	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00
Performance of live music	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00
Performance of recorded music	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00
Performance of dance	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00
Entertainment similar to live music, recorded music or dance	
Monday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00

PREM/00343 - Londis, 150 High Street, Boston Spa, Wetherby, Leeds, LS23 6BW

Sale by retail of alcohol	
Monday to Saturday	08:00 - 23:00
Sunday	10:00 - 22:30

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