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The Licensing Officer
Leeds City Council
Entertainment Licensing
Civic Hall
Leeds
LS1 1UR



19th October 2015

Dear Sir

Re: Reference SLP1/DAL.121 (Clayton Hotel, City Walk, Leeds, LS11 9AT)

Scanlans Property Management LLP are Managing Agents for the following private residential apartment blocks

Flats 1-58 Velocity North, 3 City Walk, Leeds, LS11 9BE

Flats 1-64 Velocity East, 4 City Walk, Leeds, LS11 9BF

Flats 1-77 Velocity West, 5 City Walk, Leeds, LS11 9BG

Flats 1-42 Velocity South, 6 City Walk, Leeds, LS11 9BJ

I have been made aware of an application by Clayton Hotel Leeds to extend their alcohol licensing hours from 10:00 to 01:00 daily.

I receive complaints from residents, particularly in Velocity South, 6 City Walk, directly opposite the Hotel of regular noise and anti-social behaviour outside the Hotel by patrons into the early hours.

in your letter there are no details regarding what the proposed Entertainment License would permit the Hotel to do, such as, for example loud music played at the front of the hotel irrespective of selling alcohol on the premises until 1am.

I am advised by residents that loud music was a major problem last year from around 6pm on a Saturday evenings, loud enough I'm told to vibrate apartment windows. More specific information on the parameters of the entertainment licence would be welcome so an appropriate response could be made.

Likewise there are no details specifying how the Hotel are proposing to redevelopment of the ground floor. Residents' concerns, for example would be if they are proposing but not limited to a large entertainment area with bar in the front of the hotel. Further details on this proposal would also be welcome.

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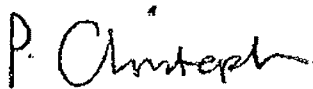
In support of the above comments on behalf of residents of the Velocity Apartments in view of the Hotel's current inability to control its' patron's late at night and into the early hours that we formally object to this application.

To accompany this objection attached are actual accounts received by residents detailing their own personal concerns about living in close proximity to the Hotel.

I would be grateful, if such a service is offered that this letter be formally acknowledged for my records and details of how I would monitor the progress/decision of this application so I can update the residents.

I look forward to hearing from you.

Kind regards



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Enc.



Velocity South, ■ City Walk, Leeds, LS11 9BJ

Responses to letter from Paul Christopher, dated 17th July 2015 regarding concerns residents in Velocity South have with noise emitting from Bewley's Hotel

Flat unknown, received 17/07/15

I stay in Velocity South and noise from patrons at Bewley's (now Carlton) hotel is a very big issue/disturbance. It does not have a time window but over the weekends it goes on till early hours of mornings (3 AM approx).

In summer, we have keep our windows closed because of these issues. Even then the noise comes through, speaks of the level of noise they make. And the refuse collection too are daily nuisance in the morning.

It would be great if something can be done about it.

Flat ■, received 17/07/15

I am agree with all points listed in letter. I feel the same issues with hotel customers and other staffs.

■■■■, received 20/07/15

The noise from Bewley's was certainly a problem last year and is continuing with the new owners, although maybe not to the same extent. I don't think that people realise just how much the sound is amplified between the hotel and Velocity South. This isn't so much a problem in cold weather when doors and windows are shut, but when the weather turn warmer and we leave the windows open at night it can get to be a real nuisance.

Last year we complained directly to the hotel because of load music and they did turn this down.

The main problems this year are:

People laughing and shouting when returning back to the hotel or while waiting for taxis outside the main entrance. The most recent example of this was from a group of people between 1:25 and 1:50am this morning.

People smoking outside the main entrance, the designated smoking area is outside the front of the hotel which encourages people to congregate there.

Coaches standing with engines running for extended periods of time. We have complained to the hotel this year about this and to their credit they did tell the drivers to switch the engines off.

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Flat ■, received 22/07/15

Good morning Paul, I've received your letter regarding the noise issues at Bewley's (now the Clayton) and I'm surprised it's taken this long for there to be complaints to be honest as that place is a nightmare at weekends, especially in the summer months. I've not personally complained to the landlord about it but I've been living in Flat ■, right opposite Bewley's entrance, for 3 years now and it can be very tough going at weekends. I tend to now spend my weekend at my partner's house and I wouldn't invite her to spend the weekend at the flat because I know we wouldn't get much sleep generally, Fridays is marginally better but on Saturday you get the full effect of a hotel packed with low rent stag and hen parties and all the screaming, shouting and singing that they increasingly bring as the evenings wear on.

There was a bank holiday around April this year when it was probably at its worst that was just nonstop racket for pretty much the entirety of the weekend. I understand that people want to go out and get drunk and party, I drink alcohol myself and go to pubs like most people do, but with the sheer volume of stag and hen parties in there and all the smokers and all the taxis constantly coming and going it creates a lot of racket, it starts building up at about 6 pm on a Fridays... the irony is that most people can walk into town from Bewley's, I don't see the need to chain-smoke outside or wait for taxis, but then there's also the bigger problem of the taxis dropping people off at all hours. I've been woken up by people getting out of taxis and then just standing outside shouting as loudly as they can manage on many occasions, and I've seen people actually pointing up at our flats and singing and shouting as if goading residents. If Bewley's could move the taxi drop off and the smoking spot to the back of the hotel it'd make everyone's life a lot easier.

Flat ■, received 22/07/15

Further to your letter dated the 17th July 2015 reference the Bewleys Hotel, I can confirm the noise levels from the hotel are disturbing. Hen and stag parties screaming at all parts of the day and in the early hours of the morning. Together with refuse collections, food deliveries and coaches parked on double yellow lines with engines running.

The hotel is also allowing guests to stand outside the main doors drinking. I have been on one occasion over to the hotel and complained at reception, it has made no difference.

■ Floor Flat, received 22/07/15

Thank you for your letter dated 17th July regarding the noise problems from Bewley's Hotel.

I've been living on the 5th floor of Velocity South for several years now, and the noise from has been a constant issue. During the week it's mostly manageable but the problems really arise on Friday afternoon and last through until Sunday morning.

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The main problem is that the hotel seems to advertise for Stag and Hen do's on a weekend, I would assume offering discount prices, while this is fine in theory it unfortunately means that the vast majority of people staying there on Friday and Saturday nights are in large groups and generate an enormous amount of noise. It's made worse by the fact that the taxi rank is right outside the front door, meaning when people are leaving and coking back to the hotel they do so noisily and at all hours of the day / night. It also seems to be the designated smoking area so even for people who are not leaving the hotel they are out the front shouting and screaming. The issue isn't the footfall of people as with a more civilised hotel there I'm sure it wouldn't be an issue, it's just the nature of the clientele there mean there is absolutely no regard for the fact that it's also a residential area and there are a large number of people trying to sleep.

I have been down in the early hours before now to speak to the manager, when I realised there was a group of at least 20 men singing football songs outside at 3am, unfortunately the attitude was pretty much just to shrug his shoulders and say he couldn't do anything about it. It's a real shame as Velocity is otherwise nicely located, and a convenient area to live, it's just Bewley's does make it often unbearable at weekends. I must stress I do avoid inviting friends to stay as I'm fully aware that they won't be able to sleep due to the noise levels. I know of several neighbours who have left Velocity mainly because of the constant loud and aggressive sound during the weekends.

My suggestion for resolve this issue would be firstly for the hotel to insist guests smoke in the beer garden at the other side of the hotel (the side facing out onto the road) and secondly, to consider moving the taxi rank to the same side if possible. That combined with a continued effort to persuade its weekend guests to avoid making noise when coming and going might at least reduce the problem.

Flat ■ received 22/07/15

I live in Flat ■ in Velocity South (part facing Clayton Hotel - formerly Bewley's - as well as facing City Walk) and, in light of your recent letter, I thought I'd register my concern with noise from the hotel.

Whilst I've not really had any issues surrounding the deliveries / refuse collection (most likely due to being slightly further away from the hotel than other flats), I can certainly back up claims of noisy patrons at night time throughout the week, and of course, even more so at weekends.

Very often you'll find groups, both big and small, chanting, singing and shouting along the full length of City Walk, as well as whilst congregating outside the hotel entrance itself. Things definitely seem to have gotten much worse in recent weeks (most probably due to the good weather). Needless to say, it's not what you want regularly at 4am, let alone mid-week before work.

Whilst I imagine it's difficult for the hotel to do much about their guests beyond their immediate property, they should certainly take responsibly for the noise created by their guests stood outside the hotel and of course discourage the sort of anti-social drunken behaviour many of their guests display in the surrounding residential areas.

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Flat 10 Velocity South 22/07/15

I have personally complained to Bewley's Hotel and the local authority of anti-social behaviour outside the hotel, close to the apartments on a nightly basis, particularly at weekends until as late as 4am on occasions.

Patrons congregate outside shouting, using foul and abusive language and generating constant high levels of noise. On Saturday's currently the bar stays open until 2am causing drink related anti-social behaviour such as fights, arguments and profanities into the early hours regularly disturbing residents right to sleep and a to enjoy a standard quality of life.

I am currently considering involving the police to discuss what options are available to residents who have been affected by this problem for years

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