

Nelson, Matthew

From: [REDACTED]
Sent: 22 July 2018 23:17
To: [REDACTED]
Cc: [REDACTED]
Subject: Licence Variation 24-32 Bridge End
Attachments: picture 1.JPG; picture 2.JPG; picture 3.JPG; picture 4.JPG; picture 5.JPG; picture 6.jpg; picture 7.jpg; picture 8.jpg; picture 9.jpg; 17721-01.pdf

Dear [REDACTED],

I recently received a redacted representation from Leeds City council entertainment licensing, and by its content I deduced that it was sent by yourselves on behalf of [REDACTED].

I would like to resolve this amicably, so will briefly outline my case:

1. [REDACTED] has a 12 foot wide "right of way" at the rear of 24-32 Bridge end, this does not entitle him to park his car, his secretary's car, his work men's vans, his clients cars, have a skip there from 27th March to 8th May, or to use as a bin store. (photos 1 to 5)
2. [REDACTED] has written to the court in the case between [REDACTED] stating that he owns the parking area behind 24-32 Bridge end. The case was dismissed based on the fact that [REDACTED] clearly does not own the land (photos 6-9)
3. I have been using part of the car parking as a licensed beer garden, using Temporary Event Notices, for several weekends without encroaching on [REDACTED] access, or causing an other nuisance (photo 10)
4. The proposed beer garden will not encroach on [REDACTED] access see PDF.

I do not wish to take this further, and in the interests of compromise I am happy to allow [REDACTED] to continue storing his bins in the parking area in exchange for him to withdraw his objection.

Should you require any futher information please do not hesitate to contact me,

Kind regards;

[REDACTED]





CAUTION
Wine & Co.
PERMIT HOLDERS
PARKING ONLY

DRY MIXED RECYCLABLES
Biffa www.biffa.co.uk/customercare

WRD
wrddgroup.co

RD
group.co



SKIP will be
~~Moved this afternoon~~
moved Thursday
2/5/18
Before 12 noon
(sorry date delayed)

PLEASE WOULD YOU LEAVE
ACCESS CLEAR FOR THE LORRY?
THANK YOU

SKIP will
~~be collected this afternoon~~
moved Thursday
2.5.18.

(sorry date delayed)

PLEASE WOULD YOU LEAVE
ACCESS CLEAR FOR THE LORRY?
THANK YOU



CAUTION

PRI
Charg
PCN

PN67 RYU



BETWEEN

[REDACTED]

Claimant

v

[REDACTED]

Defendant

Witness Statement

I, [REDACTED] of 20-22 Bridge End, Leeds, LS1 4DJ, will say as follows:

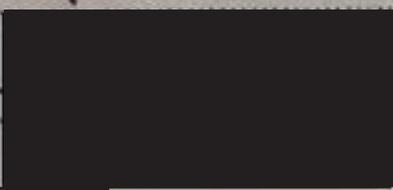
1. I am a Chartered Accountant and a Director of [REDACTED] and [REDACTED]. [REDACTED] The offices are situated at Bridge End, Leeds, which includes the Car Park adjacent to the buildings. I enclosed confirmation by way of a Companies House search.
2. Due to a recent Trinity Centre opening nearby our offices I have noticed an increase in random vehicles parking on my land preventing myself and my employees from parking their vehicles. As such, we contracted with the Claimant to provide a Car Parking Enforcement service on the land known as Bridge End, Leeds.
3. This entailed the Claimant erecting several warning notices informing any motorists that the land was private and that parking was restricted to authorised permit holders only. If an unauthorised vehicle was identified parking on the land the Claimant was contacted to attend the Car Park and issue and enforce the Terms and Conditions.
4. The authority is contained in an agreement dated the 26 June 2008. The Claimant is authorised to issue Parking Charge Notices where vehicles are parked on site in a manner not permitted under the Terms and Conditions. The Terms and Conditions are clearly set out on the signage at the site,

5. The Claimant is authorised to pursue and retain all outstanding Parking Charge Notices, at its discretion, by way of debt recovery and/or court action. All revenue derived from the Parking Charge Notices is the sole property of the Claimant for stemming the costs of this service at their own expense.

STATEMENT OF TRUTH

I believe the contents of this witness statement are true

Date 13-4-17.

Sign. 



VEHICLE CONTROL SERVICES LIMITED
BOUNDARY PLANS AND SITE INSTRUCTIONS

CONTRACT No: 1991/VCS/ndh

COST CENTRE No: V01123

CONTACT NAME: [REDACTED]

CONTRACT PERIOD: From: 01/07/08
To: 30/06/09

TEL No: 0113 245 0268

FAX No: N/A

E - MAIL: N/A

WEB SITE: N/A

CAR PARK ADDRESS: Bridge End, Leeds, LS1 4DJ

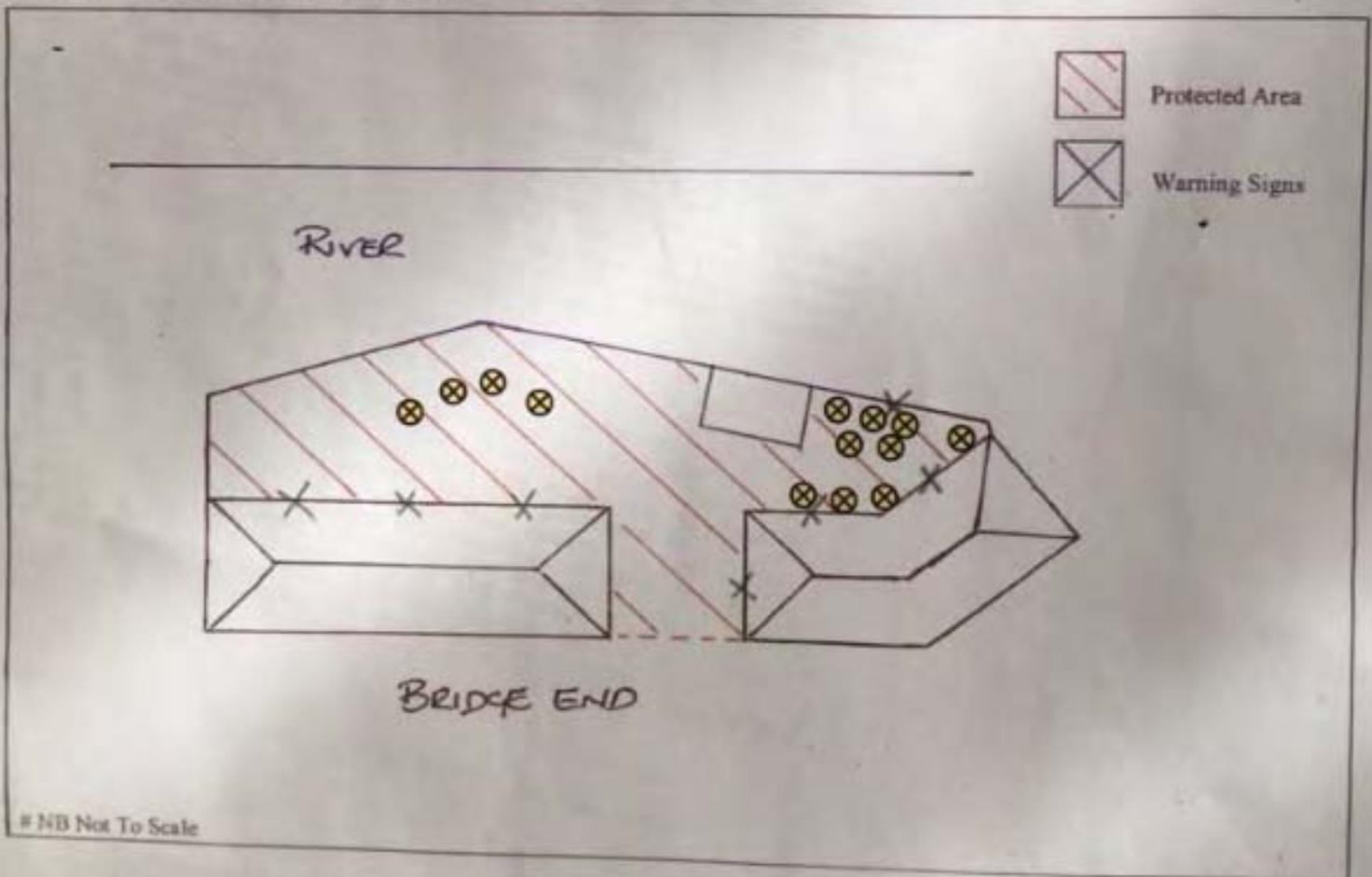
No. OF CAR PARK SPACES: Unknown

No. OF SIGNS: 7 (Seven)

HOURS OF SERVICE: 24 Hours ~ 7 Days per Week

SPECIAL INSTRUCTIONS: Authorised Users Only / Enforce Only on Client Request.

MAP OF CAR PARK & SIGNS:



I FULLY AGREE TO THE ABOVE INSTRUCTIONS LAID DOWN HEREIN AND CAN CONFIRM THAT THIS IS A TRUE EXAMPLE OF OUR LAWFUL SITE BOUNDARIES.

AUTHORISED TO SIGN FOR AND ON BEHALF OF: WINE & CO

SIGNATURE

POSITION

DATE

BRANCH / TEAM

Claim Number	COQZ96J7
Date	10 May 2017



[REDACTED]	1 st Claimant Ref VC01464934
[REDACTED]	1 st Defendant Ref

Before Deputy District Judge Lord sitting at the County Court at Huddersfield, Queensgate House, Queensgate, Huddersfield, West Yorkshire, HD1 2RR.

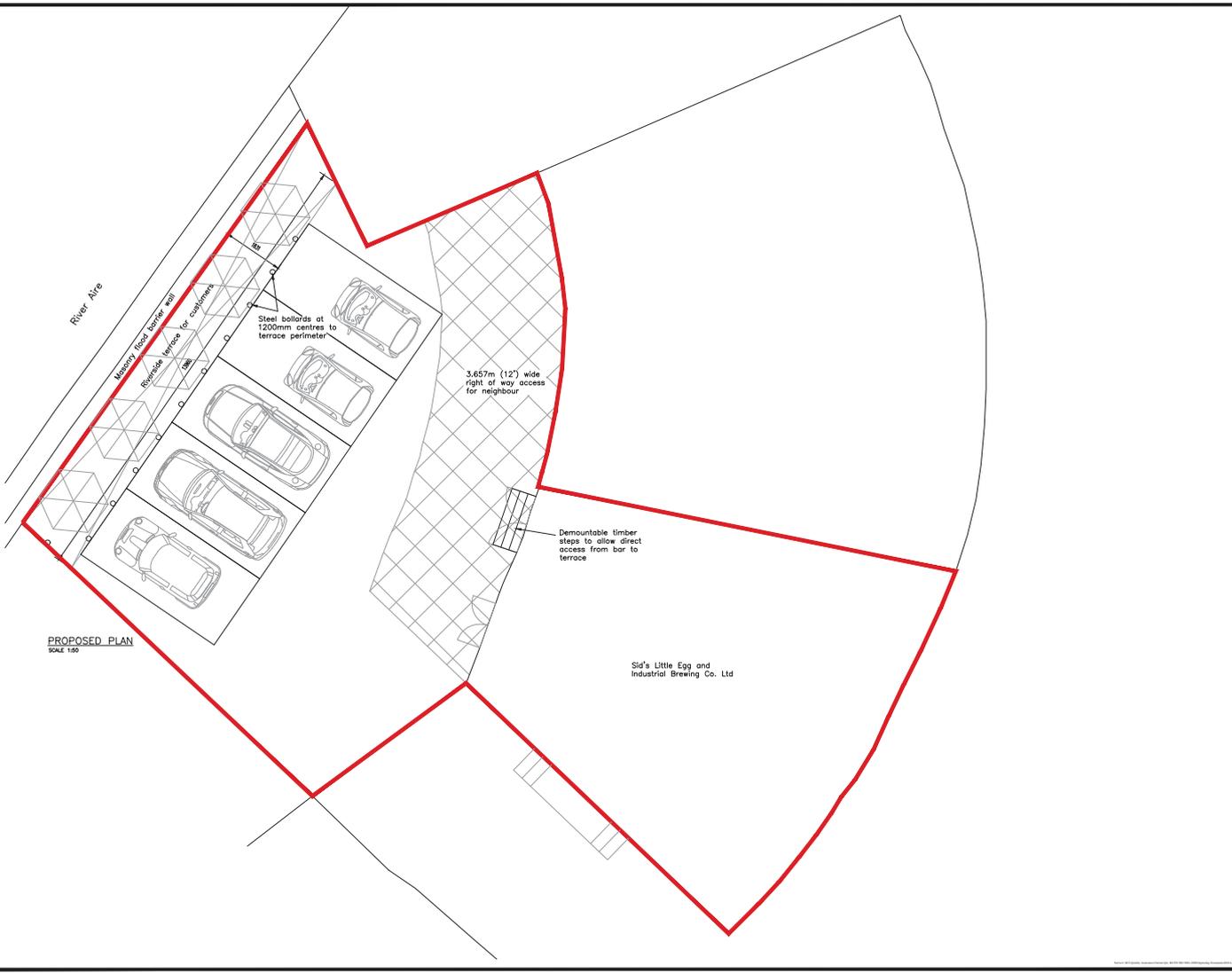
Upon hearing the Defendant in person and hearing the Solicitor for the Claimant

IT IS ORDERED THAT

1. The Claimant's Claim is dismissed.

Dated 10 May 2017

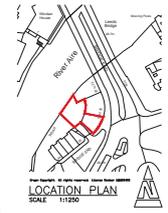




PROPOSED PLAN
SCALE 1:50

REVISIONS			
No.	Description	Date	By

- GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS & SPECIFICATIONS.
 2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS.
 3. ALL DIMENSIONS TO BE CHECKED ON SITE.
 4. ALL DIMENSIONS IN MILLIMETRES.
 5. DO NOT SCALE FROM THIS DRAWING.



LOCATION PLAN
SCALE 1:1250

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CONSULTING CIVIL AND STRUCTURAL ENGINEERS

PROPOSED RIVERSIDE TERRACE FOR CUSTOMERS AT INDUSTRIAL BREWING CO. LTD. 24-32 BRIDGE END LEEDS

PROPOSED PLAN

SCALE	DATE
1:50, 1:250 @ A1	MAY 2017
1:500, 1:2500 @ A2	DRAWN BY: HJS
	CHECKED BY: PSS

SIMBA CONSULTANTS Ltd.
 17 St. Martin Avenue
 Leeds LS2 7AQ
 West Yorkshire

Tel: 0113 262 3546
 Fax: 0113 262 3762
 Email: enquiries@simba.co.uk
 Web: www.simbaconsultants.co.uk

DRAWING No.	REVISION
17721/01	-

Nelson, Matthew

From: [REDACTED]
Sent: 24 July 2018 14:23
To: Entertainment Licensing
Subject: 75676.004/Upstairs Downstairs, 28-32 Bridge End Leeds LS1 4DJ
Attachments: 10.pdf

Dear Sirs

We write further to our letter of objection dated 19th July 2018 in respect of the above matter.

We have heard directly from the Applicant following the deduction that the objection was filed by ourselves.

As set out in our letter dated 19th July 2018 we have not seen any plans or definition otherwise as to the “outside area” which the Applicant seeks to use for his patrons. The Applicant has subsequently submitted to us a copy of the attached plan along with the statement of “*the proposed beer garden will not encroach on [REDACTED] access see PDF*”. The PDF is the attached plan which is dated May 2017 and, we believe, was attached to the Applicant’s previous application to vary the Premises Licence submitted in 2017. That application was considered by yourselves and rejected.

The attached plan shows, that between the river and the five car parking spaces, a “riverside terrace for customers” which is to be divided by steel bollards. The plan also shows “demountable timber steps” to allow direct access from bar to terrace. This is shown adjacent to the premises but sits on the hatched area which is land over which our client enjoys a right of way as previously set out.

Our client’s objections remain and we should be grateful if you could take the above issues in to consideration.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]