

PREM/04254/001

Appendix D

November 8th 2018

Entertainment Licensing,
Leeds City Council,
Civic Hall,
LEEDS
LS1 1UR

Dear Sirs

REF PREM/04254/001 Moor Allerton Memorial Institute, Leeds LS17 6EL
Application for a Change in Licensed Premises hours for 'Performance of Dance, Film, Live or Recorded Music from Monday to Sunday 09 00 – 23 30 and Sale of Alcohol Monday – Sunday 09 00 to 23 00'

With reference to the published notice regarding the above, as nearby residents we would like to formally object to this Application and give below our reasons

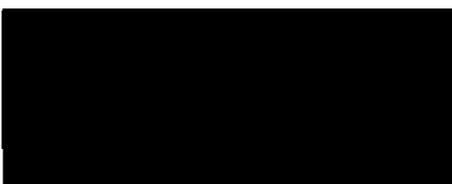
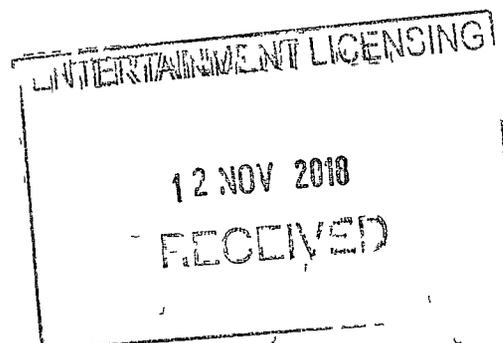
We live [REDACTED] the Institute and having experienced an event at the premises earlier this year, going on until late at night, we found this very disturbing and whilst we have double glazing throughout our house the noise was very loud. We had guests at the time and they could not sleep for the noise. ~~One assumes that if this change is accepted, we will suffer the same problems until even later on in the evening~~

Earlier this year when MAMI were given permission to change the use of the tennis courts into a car park, we had a lot of inconvenience, discussions etc because of the way the lights were installed, they shone directly into our living room, bedrooms, kitchen and dining area and were not acceptable. The lights were eventually changed, after discussions with members of the Committee but of course if the new changes go ahead the lighting around the Institute will be left on longer which will no doubt have an effect on us

In addition, the noise from the car park which is also directly behind our house will affect us with car doors banging, people talking and generally making a noise, again until later at night

Finally, we also feel that the changes (allowing music and alcohol until the hours stated above) will affect the value of our house

It is for the above reasons that we would like to submit our formal objection to the proposed changes



Moor Allerton Sports and Social Centre LS17 6EL

Formally Moor Allerton Memorial Institute (Commemorating War Dead) Originally Opened 25th November 1922 and moved to existing premises and opened 4th November 1971

Sir I have read the application from the above for additional opening hours and additional Bar hours and object to these for the following reasons.

Earlier this year an application was submitted for the Tennis Court at the above to be changed into a Car Park. This was not a problem however the Centre did not comply with the application and I presume that the Planning Authority will be looking at this.

The Lights were not all put in the correct places and the entrance was moved, this was to make access easier. Surely the Architect should have thought of this before submitting the application. They have moved the exit (without permission) and headlights can sometimes be seen in our bedroom not by all cars this depends on the Cars and how good the lights are adjusted. Whilst this is now mainly 10.30 at the latest if the hours are increased this could be between 11.30pm amd 12.00 midnight, lights shining in our bedroom is not acceptable.This is only since the exit line was changed.

The position of the lights is another problem but the Planners need to look at this before they fully sign off.

Also I understand that the existing licence is for music to stop at 10.30 pm and that all doors and windows should be closed whenever there is a function something which did not happen one Sunday earlier this year. The Centre are aware of this but if the Centre is let out to outside bodies and they are only using this for one night if the evening is warm they will open all windows and doors and the loud music will be intrusive, there does not seem to be anyone on the Committee of the Centre who police this, and if they are increasing the hours then this loud intrusive music will be a nuisance to all the neighbours something that I do not think we should have to put up with. There is also the noise that will be made by people attending a function ordering a taxi and walking to Stonegate Road along the access road to the Centre behind my house making noise that is appropriate with groups after consuming alcohol and this will be after 11.30pm. The lights in the new parking area will also be lit until at lease 12 midnight or later then the Caretaker has to close the metal gate which always make a clunk and this will be after midnight.

Why should neighbours have to put up with this in a predominantly Residential area.

The main members of the Centre who play bowls and cards and other daytime early evening functions are not a problem but they take place in sociable hours this application is for unsocialable hours and I do not see that neighbours should have to accept Car doors and rowdiness taking place at this late hour the existing arrangements are enough.

I would ask that you reject this application as the Centre is too near to many houses and whilst the normal activities are not a problem hiring the Premises out for gain and raising the noise level which is a nuisance factor and is not convivial with a Residential Area.

The houses were build before the Centre was built in the position it is now and upto now there has not been a problem but I can see a lot of problems in the future if you allow this.



PREM/04254/001

(JR)

Musson, Martyn

From [REDACTED]
Sent 29 October 2018 08:22
To Entertainment Licensing
Subject Re MASSC, Application

ENTERTAINMENT LICENSING
29 OCT 2018
RECEIVED

Dear Sirs,

Re Licensing Application from Moor Allerton Sports & Social Centre, Stonegate Road

In view of the relatively short time available & no direct response as yet to my email of 24th October I wish to formally object to the above application. My reasons for this are as follows:

- 1 They are sited in a residential area
- 2 They have proved to be very irresponsible neighbours in the 35 years I have lived [REDACTED] & this is also the opinion of other residents. They show no regard in maintaining their boundary fences, are responsible for occasional noise pollution from loudspeakers & their visitors often block driveways.
- 3 I believe they already hold a drinks license as broken glasses & beer bottles are regularly seen on Stonegate Road & the access lane. In the past they have held late night parties with loud music, & rowdy behavior with milling about on the road in the early hours when party attenders are making their way home. There has thus been disturbance to residents & damage to property. This has also been accompanied by access blockage & glass littering. I have had to call the Police regarding this on at least one occasion.
- 4 I believe they wish to operate on a commercial basis.

In view of the above reasons I obviously wish to object to the licensing application.

[REDACTED]

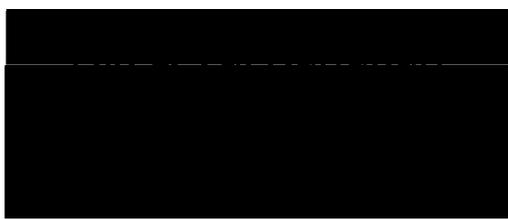
On Wednesday 24 October 2018 09:52:22 BST J [REDACTED] wrote

Dear Sirs

Re Moor Allerton Sports & Social Centre - Licensing Application

Please send by post to the address below full details of the above application & include information on how to object to this application in a residential area.

[REDACTED]

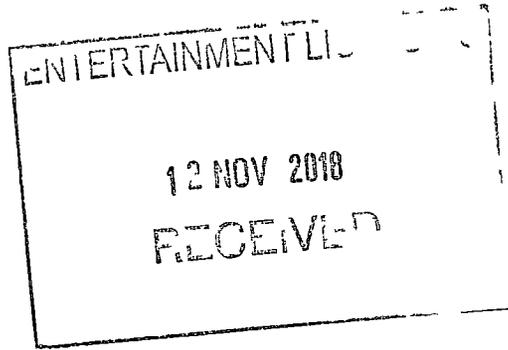


LR

9/11/ 2018

PREM/04254/001

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



Dear Sirs,

We write in connection with the recent published notice concerning the application for a change in Licensed Premises hours for Moor Allerton Memorial Institute, Ls17 6EL

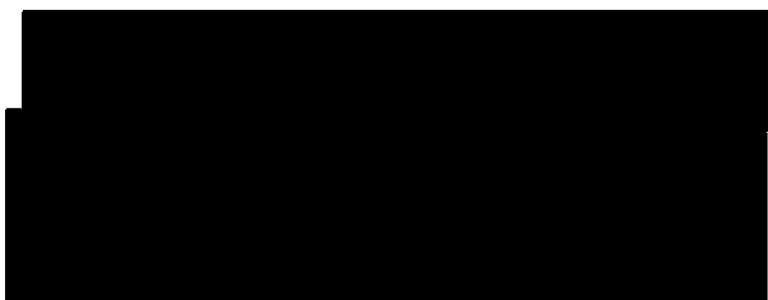
Please accept this letter as a formal objection to the application for changes for the following reasons.

- 1 We live [redacted] the Institute and longer opening hours - which include consumption of alcohol and music - would mean noise, doors banging, people talking and generally noise making until almost midnight every day We have young kids (12, 10 and 7) and this will affect their sleeping and routine.
- 2 The road that leads to the Institute is a very narrow 1 way traffic lane with a sharp turn It is very often congested already and cars are stuck waiting for one the other to pass
- 3 There have been issues with the recent granted licence for an extension of the parking, which neighbours had to address, making us even more sceptical about the proposed extension of hours and

how these will be implemented correctly

We would ask you to reject the application as the centre is very close to a residential area with many houses affected if the proposal goes ahead

Sincerely



PREM/04254/001

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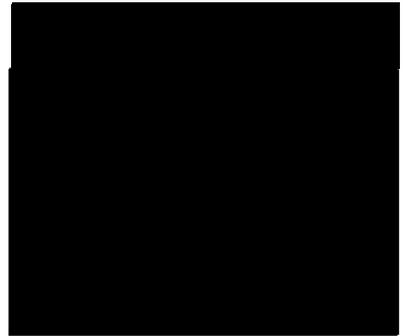
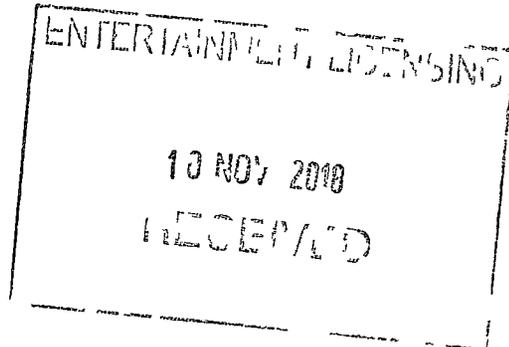
Entertainment Licensing

Leeds City Council

Civic Hall

Leeds

LS1 1UR



9th November 2018

Dear Sirs,

Reference - Moor Allerton Sports and Social Centre LS17 6EL – Licence Application

We write in connection with the above licence application in order to make our representations accordingly

My wife and [REDACTED] our main bedrooms are at the rear of our property and face the room at the Centre which is used for various activities, the direct distance between both properties is approximately [REDACTED] see the photograph attached. There is a natural effect caused by the proximity of the buildings and the lack of natural barriers in between (it's a flat bowling green) which channels and reflects all sounds towards our property. Voices close to the centre can clearly be heard by us.

Most activities at the Centre are positive, Bowling, Whist, Country Dancing, Ping Pong and Saturday Martial Arts lessons, causing no issues and we welcome the use of the premises for such things.

There are however, occasions when the Centre is sublet for private parties and these occasions are negative, have caused trouble in the past and these are when we experience noise nuisance.

Over the years, we have been disturbed on numerous occasions by such parties taking place generating significant noise in the form of, primarily audible music and patrons drinking outside the premises but also from departing cars either revving or sounding horns and also lingering groups of boisterous people. On a number of occasions in the past we have had to resort to the Leeds City Council Noise Nuisance Service whose representatives visited at the time and witnessed for themselves, unreasonable levels of noise from **within** our property. Assume that their records will be available to you?

As a result, I believe that the Centre representatives were instructed by the Council to install noise limiting devices and to have doors and windows closed when functions are underway. That said, the building is not designed to contain or suppress noise, it is of light construction substantially panelled and glazed and is single storey structure. As such, the above measures have little effect and, as far as we can see, don't seem to be employed any more. Functions for younger people (e.g. 18th Birthday parties) often see large numbers of people gathering outside the premises for the evening creating, as you would expect, a lot of excitable noise, especially in the Summer months.

It appears that private parties are largely self policing with little or no control or intervention from representatives of the Centre.

The effect of all the above is a straight forward disturbance to the normal enjoyment of our property be this sitting out in the garden on a summer evening, watching television quietly or, most importantly being able to retire to bed and sleep at an appropriate hour. Nobody should be denied the ability to rest and sleep in their own home. A noisy private function (again especially in summer) can see us leave our property for the evening to avoid the stress and frustration caused by being subjected to the intrusion of unwanted noise.

Currently, I understand that the number of functions are restricted by the existing licence provisions to 15 per annum and that the proposed Licence will permit unlimited events to be held and with later closing hours. The motive for this application must be to increase the number of functions and, the real fear for us is that, should the licence be granted, this will materialise in much more of the disturbances we have experienced in the past. This will, in fact, become the norm.

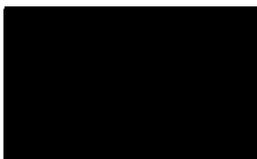
The Centre is an enclave within a purely residential area and more frequent and longer licensed functions do not align with this environment or, in my opinion, with the wider purpose of the Charity which runs the Centre.

We conduct our lives as responsible, decent mindful neighbours and do not impose ourselves on those around us, all we seek and expect is the same from others, surely this is a perfectly reasonable demand.

Finally, and secondarily to us, should the licence be granted, we believe that the resultant effect will be to reduce the saleability and value of our property.

As such, we submit our formal objection to the proposed Licence changes being granted and request that this application be rejected.

Yours faithfully



PREM / 04254 / 001

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To whom it may concern
Entertainment Licensing Dept
Leeds City Council

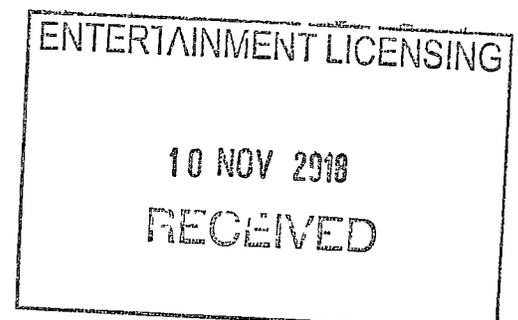
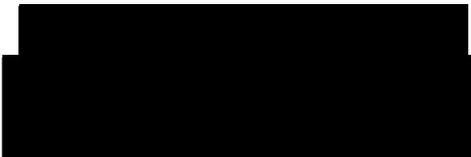
10th November 2018

Dear Sir / Madam

I write in connection with the recent published notice concerning the application for a change in Licensed Premises hours for Moor Allerton Memorial Hall, Stonegate Road, Leeds

Please accept this letter as a formal objection to the changes as by the officials of these premises on the following grounds

- 1 These premises are very adjacent to our house and a large number of other residential houses
- 2 I believe that the premises in question are currently operating as a 'members club', run by the members, with different sporting sections including card games, table tennis and outdoor bowls making up the membership. Until recently there was also a tennis section but more about this later
- 3 The club premises are used almost entirely by these members and rarely open after 10 00pm, six days of the week. They are rarely open on a Sunday evening. Occasionally there have been birthdays, wedding receptions and christenings on Fridays and Saturdays, mainly for the benefit of Non Members who hire the facilities. By making this application for extended times I suspect the Club are attempting to compete with nearby licensed premises for late night functions. Generally the main supervision is by way of a resident Caretaker. Very rarely are Club Officials present to enforce the rules
- 4 Recently the Club applied for planning permission for change of use for the tennis courts. They were granted permission for such change of use to additional car parking. We, the neighbours had great difficulty with the main officials over the lighting of said car park. Lighting was erected in such a way as there was considerable light pollution into our houses and it took several meetings between the Officials and nearby residents to partly resolve the situation. Some changes have been made which has reduced the problem. Officials at the time admitted to us and our neighbours that it was unsatisfactory for the lighting to shine directly into the living rooms and bedrooms of our homes. However they changed tack and seemed to have more regard for the view of the electrician employed to do the work
- 5 It is my belief that this application should be rejected mainly on the basis of noise pollution, caused late at night as well as their record regarding previous planning applications. There will be considerable noise by way of partygoers voices as well as cars leaving the car park, which carry considerable distances at night. I would also ask the question why these hours were not included in the original application when the Licensing Act changed several years ago
- 6 Finally, I would respectfully suggest that should alcohol and music be allowed for these extended hours, there is a strong probability that the value of our homes will fall



PREM /04254/001

WR

Musson, Martyn

From [REDACTED]
Sent 24 October 2018 22:52
To Entertainment Licensing
Subject Licence application objection

Good evening

It has been brought to our attention that an application has been made from moortown sports and social centre, moortown, Leeds for licensable activities

As immediate neighbours of the facility we wish to object in the strongest terms to this being agreed. The facility in question is surrounded on all sides by private residences, and as it is apparently without adequate sound proofing would cause considerable noise disturbance. This is unacceptable mid-week upto 11:30 as most neighbours are of working age and would suffer sleep disturbance. In addition when guests are leaving the venue there is additional noise for some time after the venue is vacated.

On a personal note while we have robust double glazing, we can always here the noise of an event through our double glazing and over our TV. This is again unacceptable and is compounded by the fact that the venue often has the windows open!

It is our intention that if this continues we will have no choice but to report this noise pollution to the environmental health department.

We would look forward to your assurances about how our interests will be protected should this be approved.

Kind regards

[REDACTED]
[REDACTED]

Sent from my iPad

