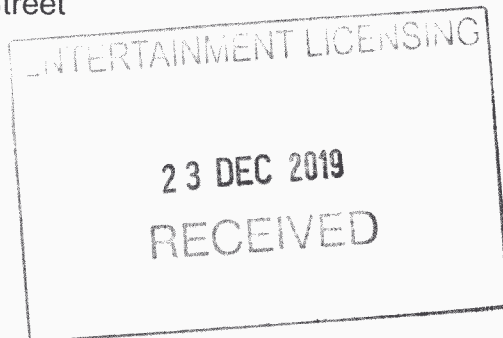


Company Secretary
Reds True Barbecue Limited
10 Weaver Street
Burley
Leeds
LS4 2AU



Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: [REDACTED]
Tel: [REDACTED]

Our reference: PREM/04452/001
20 December 2019

Dear Sir/ Madam

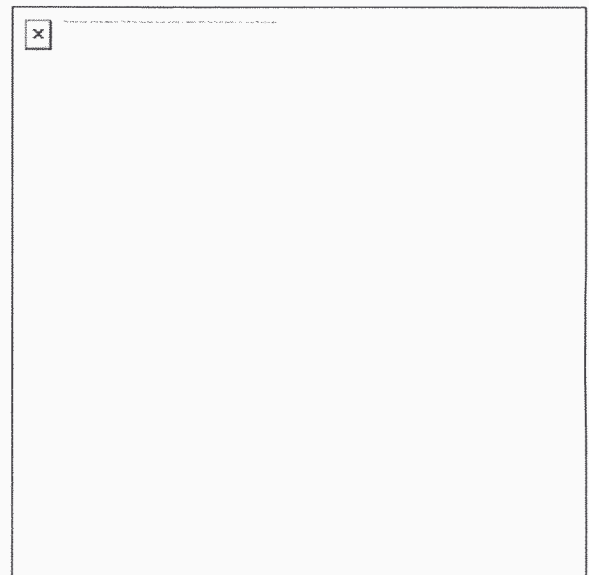
Licensing Act 2003

Name and Address of Premises: 10 Weaver Street, Burley, Leeds, LS4 2AU,

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

www.leeds.gov.uk

general enquiries 0113 222
4444



We base our objection on the following matters:

- The potential for noise disturbance associated with licensable activities passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- The potential for noise disturbance associated with licensable activities to break out of the premises or pass through the fabric of the building to cause noise disturbance to nearby residential/business premises.
- The potential for noise disturbance from the use of outside areas whilst smoking/drinking in the area/s provided/whilst arriving/leaving, including that from vehicles.
- The potential for the alleged sources of nuisance described in items 1 to 3 above to continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of a property.
- The application premises are situated within the green area of the City Centre Cumulative Impact Policy (CIP) area; where good quality applications will be generally more acceptable. We consider that your application is lacking in that due to the fabric of the building, it is highly unlikely that inaudibility will be achieved and given the close proximity to residential premises use of outside spaces and music playing at the times specified would cause significant sleep disturbance and a nuisance to those surrounding the premise.

We also base our objection on experience including that specifically associated with the premises and the area including data relating to complaints received from members of the public.

Having read the matters we describe below if you feel we should consider anything else please do not hesitate to contact us.

Description of the surrounding area

Please refer to Appendix 1 Map of Surrounding Area and close residential premises

Description of the applicant venue and the application:

The onus is on the applicant to demonstrate such matters (Items 8.33 to 8.41 of the amended guidance issued under Section 182 of the Licensing Act 2003 – June 2014)

The venue is a light industrial unit, with metal as the main fabric material- walls and roof both being metal. This would cause high reverberation of noise and vibration and is very difficult and costly to sound proof. The venue is close to residential (less than 200m) currently and further developments granted indicate a further 43 residential dwelling will be built within 132m of the applicant venue.

Given the late hours and the fabric of the building it is highly likely that the venue will cause significant adverse affects on the local residnets and cause sleep disturbance.

Complaint history for the area around the venue

There have been no complaints regarding this industrial site as most of the businesses are open business hours (between 7am and 10pm). This would change significantly if a new venue was to open until 6am.

Conclusions reached

The building is no fit for purpose as the music would reverberate and vibrate through the metal and escape. Venues of the applicants nature usually have low frequency music and so could travel far and in the middle of the night and throughout night time hours, this could cause significant adverse affects and a nuisance.

We recommend that the Sub-Committee refuse the application.

We do not believe that further conditions will resolve the application as it stands.

Yours sincerely

Senior Technical Officer

Appendix 1 Map of Surrounding Area



Distance to current closest housing



There has been planning permission granted for 43 residential dwellings in March 2018.



Appendix 2 Complaints History

Any complaints involving the applicant premises are indicated*, otherwise the alleged source of complaint is redacted. Details may be provided after the agreement of the Licensing Sub-committee.