

**Further Afield Pubs Limited**  
**Applicant**

**Licensed Premises: The Crown 128 High Street Boston Spa Wetherby LS23 6BW**

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**WITNESS STATEMENT OF**  
**Joseph Pinder**  
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I, **Joseph Pinder**, make this statement in the knowledge that it will be placed before the Leeds City Council Licensing Committee as my evidence and that the contents of this statement are true to the best of my knowledge and belief.

1. My name is Joseph Pinder and I am one of the owners of the hopefully soon to be reopened premises known as the The Crown 128 High Street Boston Spa Wetherby LS23 6BW.
2. The Hotel was built in 1753 by Joseph Taite.
3. The Crown Hotel closed its doors in 2012, an unfortunate part of a national trend. The Office for National Statistics (ONS) suggests that the number of pubs has fallen from 52,500 in 2001 to 38,815, with landlords on the outskirts of major cities most likely to have called last orders for the final time.

4. The building has been unoccupied since it ceased trading in 2012 and has recently been subject to two controversial planning applications by both Co-op and Tesco supermarkets.
5. In September 2015 local residents registered the building as an Asset of Community Value (ACV). As an ACV the building has been recognised as being of importance to the local community and as such is subject to additional protection from future development.

### **The new licence application**

6. This application was submitted on the 13 February 2020 so has been delayed in progressing due to the Covid pandemic.
7. The initial application was simply submitted on the same terms as the license that lapsed in 2012. When we received representation at the end of the consultation period that the previous hours caused concern to some of our local neighbours and intended customers we notified the local authority that we wished to amend the application, and it is those amended hours that you are being asked to consider at this hearing.
8. It is not our intention to run a late night premises that would cause noise or disturbance to local residents, the local residents are the intended customers and we need them to embrace the new premises when it finally opens.
9. The amended the licence application is for now for the operating hours of Sunday to Thursday to 11pm, and midnight on Friday and Saturday only. Please see letter of **15 April 2020** forward to the Council licensing officer for distribution. Attached as **JP01**.

### **Licensing Policy**

10. The premises application was submitted in line with the Council's licensing Policy. The application is not in any of the Council's designated cumulative impact zones.

### **Crime and disorder**

11. As part of the application we have offered an extensive operating schedule of legally enforceable licence conditions.

12. Furthermore we have agreed additional conditions with the local licensing Police to provide reassurance. The Police are therefore satisfied that the application promotes the licensing objectives and have no representation to this application.

13. We will have an extensive CCTV system operating that will not only cover our premises, but also the external areas, and we will work closely with the police and local authorities to identify and prosecute trouble makers.

14. We will be more than happy to set up a regular residents licensee forum with the other business to ensure that any issues you have been experiencing are addressed permanently going forward.

15. We will have state of the art CCTV system with camera positions and digital recording system in line with the highest Police standards.

### **16. Public Nuisance**

17. As part of the application we have offered an extensive operating schedule of legally enforceable licence conditions.

18. Furthermore we have again agreed additional conditions with the Council Environmental Health Team to provide reassurance. The Environmental Health are therefore satisfied that the application promotes the licensing objectives and have no representation to this application

### **Public Safety**

19. The premises have been purposely being renovated to the highest standards and are fully compliant with all health and safety and current Fire Safety Legislation.

20. The premise is being completely refurbished to the highest standard and will be subject to further approval as part of the building control and planning approvals that are in the process of being approved.

### **21. Protection of children from harm**

22. The premises already operate a robust set of conditions in respect of the protection of children from harm, including a Challenge 25 policy.

### **Representations**

23. The application submitted received 16 letters of representation, one from the Metropolitan Police and the second from the Environmental Health Team.

24. As explained the Police representation was withdrawn after agreeing to conditions.

25. It should be noted the premises application has not received any objections from local neighbours, and importantly given the sole representation is no on public nuisance the Council's own Noise officers in the Environmental Health Team are happy for the application to be granted.

26. We supplied a letter for forward to all the local residents on the 15 April 2020, unfortunately due to officers working from home this letter was forwarded to persons who had supplied e-mail addresses.

27. When we were made aware that the residents hadn't received this correspondence, when then posted a second letter directly to residents to reassure them of our intentions.

28. In a non Covid environment we would have had residents meeting with everyone and been able to engage with our neighbours directly.

29. In respect of the concerns raised about regulated entertainment we only ever want to host live music that is in keeping with the local area, so the occasional jazz or folk band and even these would be limited to a couple of times a month in practice.
30. We have a lot of experience of running licensed premises and one of our main priorities is to establish a link to the local community.
31. The manager who will be running the premises has a young family and will be living on site. So they will be part of the community themselves.
32. It is key to us as an independent business that our impact on the village and the residents that live within close proximity of us is as positive as we can possibly make it.
33. We wrote to elected members who raised concerns and they have responded that the changes proposed were noted and very much appreciated, and that seeing The Crown back open and thriving will be a very welcome addition to Boston Spa High Street.
34. They have both subsequently withdrawn their representation. A copy of this e-mail is attached as **JP02**.
35. They were very supportive of the application when withdrawing their representations and said; "we have written to the licensing department to withdraw our objection. As I've said previously, we really hope you're able to make a great success of The Crown, it's great to have people willing to invest, particularly at this time. If we can do anything to support you, please don't hesitate to ask."
36. This support is certainly extremely welcome in this difficult time for everyone.
37. We appreciate the balance of running a licensed business in a local neighbourhood and feel that with the 25 conditions proposed in our amended operating

schedule and the reduced hours offered that we can achieve this balance and again have the Pub at the heart of the community.

### **Planning application**

38. For the Sub Committees further consideration the planning application for listed building application to carry out alterations involving conservation and restoration of public house submitted concurrently with this application on the 13th January 2020, was granted in full by your Council Planning officers on the 24th July 2020. Therefore members should also be satisfied that the plans for redevelopment of the premises have been fully scrutinised in respect of planning regime and also in respect of protecting residential amenity.

### **Summary**

39. Due to Covid-19 the whole industry it is on course to lose millions over the year. Therefore we would hope that members would be supportive of our still wanting to open a new premises during these difficult times.

40. We have acknowledged residential concerns and greatly reduced hours and activities applied for. Due to social distancing and the uncertainty of how long these will be required we need the full hours and activities proposed in our amendments to be able to operate a successful business in this location.

41. During these difficult times we have been patient with the slow process and have tried to engage with all the local residents to reassure them of our intentions.

42. That the resident representations to this application are still supportive of the premises re-opening and merely sought to be reassured of our intentions and how we would manage this process.

43. For all of the above reasons, the Sub-Committee is respectfully requested to grant this new licence as applied for, subject to the further conditions offered by us in our application and additional ones agreed with the Police and Environmental Health Officer.

**STATEMENT OF TRUTH**

**THE CONTENTS OF THE STATEMENT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

**Joseph Pinder**

**Dated this 14 August 2020**