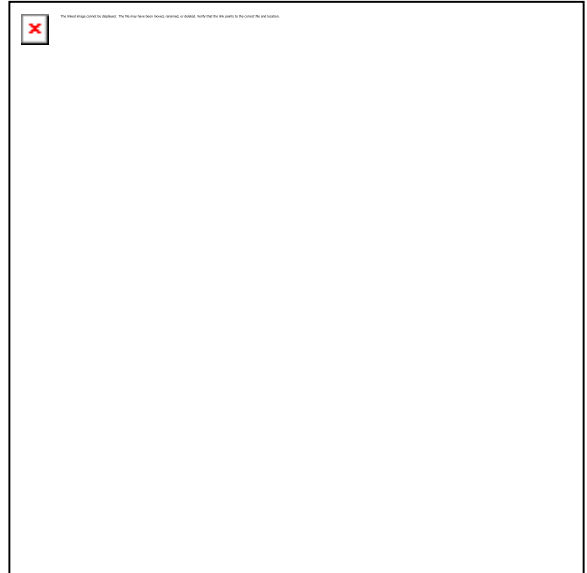


APPENDIX D



Kanthasamy Senthuran
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

Contact: Miss Elaine Saul
[REDACTED]
[REDACTED]

Our reference: PREM/04323/004
14 May 2021

Dear Kanthasamy Senthuran,

Licensing Act 2003

Name and Address of Premises: 249 Low Lane, Horsforth, Leeds, LS18 5NY,

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.

We base our objection on the following matters:

- The potential for noise disturbance from customers using the hatch and vehicles arriving and leaving, noise from door slamming and music from car radios which would continue into hours where it may adversely affect sleep and other loss of the use and enjoyment of a property

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 (n/a)

Description of the applicant venue and the application:

The venue is a general store set slightly back from the road with forecourt parking. There is residential housing opposite and directly adjacent to the store. Whilst there is some other commercial/light industrial development to the rear and side of the building, those premises are unlikely to operate during the same nighttime period the application requests.

The application states the store wishes to sell coffee 24/7 via a newly created hatch.

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)

Complaint and other history specific to the applicant premises

n/a

Complaint history for the area around the venue

n/a

Conclusions reached

Generally it would be assumed that the footfall demand for coffee etc at those hours is likely to be quite low, however, there has been a rise in requests for home deliveries of food and alcohol in partnership with companies like Uber, which could mean increased use of the store for collection and delivery during the night.

As such the residents may be subject to increased noise from vehicles visiting the store and noise occurring during the transaction at the hatch (where the customer will be outside), all during very noise sensitive night time hours which will be likely to result in sleep disturbance.

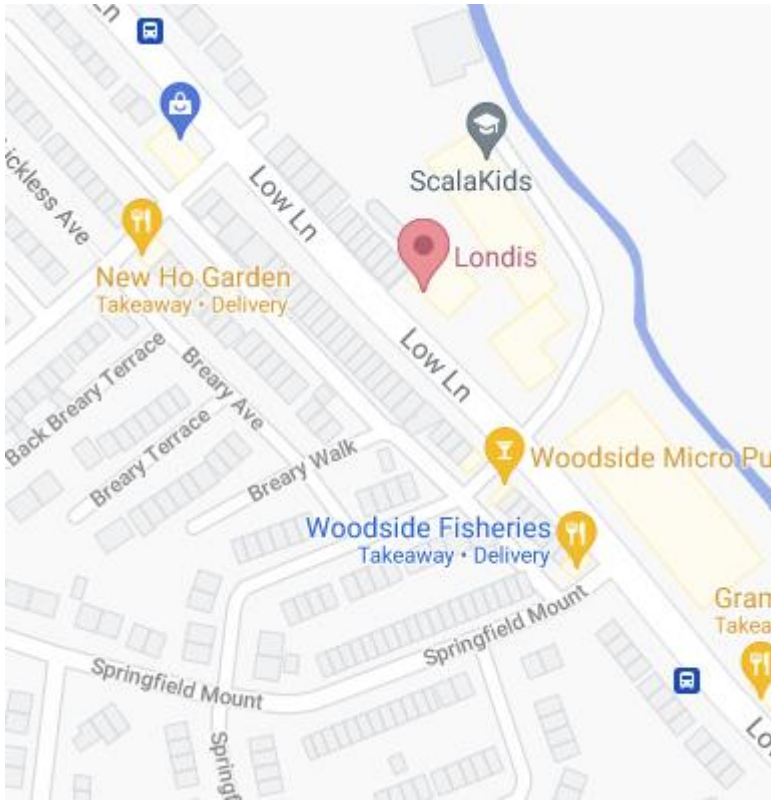
Although a license has previously been granted for opening hours currently from 6:00-23:00 I cannot find any indication that planning permission has been sought and approved in respect of those extended operating hours. Neither can I find any planning approval for the extension in operating hours mirroring the licensing application.

We recommend that the Sub-Committee refuse the application.

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

[REDACTED]

Appendix 1 Map of Surrounding Area



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.