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

Contact: Claire Simms
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Our reference: PREM/04962/001
23 August 2022

Dear Sir

Licensing Act 2003

Name and Address of Premises: 293 Roundhay Road, Leeds, LS8 4SH

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, delivery drivers and vehicles arriving and leaving, noise from car doors 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. There is also potential for noise disturbance from recorded music coming from the premises and from the extract ventilation system and general activities of the business transmitting through the structure to the residents in the surrounding properties.
- That the hours of operation applied for would set a precedent for other hot food takeaways. If the precedent was set and other businesses granted such hours, then there would be a significant added impact of noise disturbance into the early hours of the morning to the surrounding residential premises.

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 application and surrounding area

The application site is situated within a mixed-use area at the end of a shopping parade which fronts onto Roundhay Road. A forecourt extends to the front of the shop with a car park to the rear. There are nearby residential properties at 137 Harehills Lane which are

adjacent to the carpark at the rear of the application site and above 299 Roundhay Road, which overlook the carpark.

The principle vehicle entrance to the property is from Harehills Lane, and therefore the general comings and goings of vehicles are likely to be off Harehills Lane at the carpark at the rear of the site.

The applicant has applied for late night refreshment from 23:00 hours to 03:00 hours Monday to Saturday and from 23:00 hours to 02:30 hours Sunday and for recorded music from 11:00 hours to 00:00 hours 7 days a week.

There are other hot food takeaways located on the same parade, but none have a premises licence to operate past 12pm.

Conclusions reached

The potential for noise disturbance is the same whether it is from customers or delivery drivers arriving and leaving to collect/order food. As such the residents may be subject to increased noise from vehicles visiting the business, raised voices, car stereos, car doors banging, noise from carrying out their activities including recorded music coming from the premises and the use of equipment and extract ventilation into the early hours which will likely result in sleep disturbance every night.

In addition, planning permission was granted by Leeds City Council in April 2018 with opening hours of the premises at 293 Roundhay Road restricted to 10:00 hours to 11:00 hours Monday to Sunday in the interest of the amenity of nearby residents.

We recommend that the Sub-Committee refuse the application.

Yours faithfully



Claire Simms
Senior Technical Officer