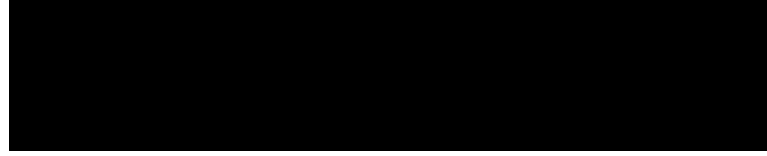


From: [REDACTED]
Sent: Tue, 20 Dec 2022 16:12:40 +0000
To: Entertainment Licensing
Subject: First email after explanation. Change of use rules



Reference: PREM/04996/001

Email 1 Change of use rules

Please find attached the following documents:

Attachment 1: Application summary
Attachment 2,3,4: Yellow change of use rules
Attachment 5,6,7: Black and white change of use official document
Attachment 8: Email from Janice Archibald

The last and only change of use was in 1992 when it was registered as a hot food takeaway. In the points below, this is what change of use refers to:

.

The premises are allocated two parking spaces this is adequate for a takeaway but I do not feel this is enough for a cafe / restaurant.

It is proposed there will be 25 covers, as mentioned above there are not enough parking spaces for this number of visitors. Restaurant visitors will stay longer than those collecting a takeaway, which means other visitors will have to park elsewhere. If these people are under the influence and have to walk further they could cause disruption and disturb the peace in this quiet residential area. I also have concerns about visitors parking and blocking entrances for residents and emergency services.

The change of use does not cover a bar, however, within this application it mentions that the license will be for alcohol and club premises - which contradicts what the premises can be used for a café / restaurant with an alcohol license.

On the application, it also includes a number of conditions to suggest they expect a large number of visitors to be drinking without a meal again another direct contradiction of what the premises can be used for a café / restaurant with an alcohol license.

The change of use says that hazardous substances cannot be stored on the premises (see attachment 7, number 20) however, with the café / restaurant there will be. There is no mention of what measures will be put in place to ensure the safety and correct storage of these substances.

In addition, with two alcohol premises on such a small parade this causes a bigger fire risk for the businesses and residents in the surrounding area.

Is the floor space indicated on the change of use the same floor space that has been added to the license application (see attachment 7, number 15)?

There are discrepancies with the opening times as they are not the same as the change of use they are agreeing to (see attachment 2, R4 highlighted with stars)

On the conditions, it mentions the premises which can include outside space. I have already queried this with Janice Archibald and she has confirmed it does not include the outside space (see attachment 8). Please can it be made clear on the application that this only includes the inside space and does not include the outside space?

On the conditions, it also says they are using equipment to reduce smell and noise, but there are no details about what these are please could this be clarified on the in the conditions? (see attachment 4, R11 on yellow change of use)

The conditions no the original change of use are there to protect the local amenities and respect residents by granting an alcohol license I believe these will be taken away.

Planning » Application Summary

H30/13/92/ | Alterations and extension to f orm hot food takeaway. | Adjacent To 114 Gledhow ...

★ Track

Reference	H30/13/92/
Application Validated	Wed 22 Jan 1992
Address	Adjacent To 114 Gledhow Valley Road Leeds 17
Proposal	Alterations and extension to f orm hot food takeaway.
Status	Decided
Decision	Approved
Decision Issued Date	Thu 04 Jun 1992
Appeal Status	Unknown

There are 11 documents associated with this application.

There are 0 cases associated with this application.

There are 0 properties associated with this application.

Details



- Summary
- Important Dates
- Further Information

Comments



Related Cases



Documents (11)

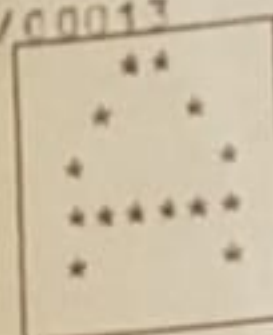


LEEDS CITY COUNCIL

92/30/00013

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION



Applicant	MR C MANKU	Date of Application	22.01.92
Agent	DEREK DICKS ASSOCIATES 105 THORNE ROAD DONCASTER DN2 5BE	Date of Decision	04.06.92
		Application Number	92/30/00013

PARTICULARS OF DECISION CONTINUED

CONDITION.

- R 10 IN THE INTERESTS OF AMENITY AND VISUAL AMENITY.
- C 11 ADEQUATE FACILITIES SHALL BE PROVIDED WITHIN THE CURTILAGE OF THE SITE FOR THE STORAGE AND DISPOSAL OF LITTER AND WASTE MATERIALS. DETAILS OF SUCH FACILITIES SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY PRIOR TO THE COMMENCEMENT OF THE USE HEREBY PERMITTED.
- R 11 IN THE INTERESTS OF AMENITY AND VISUAL AMENITY.

* ANY EXTRACT VENTILATION SYSTEM SHOULD INCORPORATE A SUITABLE FILTER TO REMOVE ODCUR, AND DETAILS OF THE FILTER AND METHODS OF TREATMENT AND OF EMISSIONS SHOULD BE SUBMITTED TO AND APPROVED IN WRITING BY THE CITY COUNCIL'S LEEDS ENVIRONMENT DEPARTMENT PRIOR TO THE COMMENCEMENT OF EMISSIONS.

THIS PERMISSION DOES NOT ABSOLVE THE APPLICANT(S) FROM THE DUTY OF COMPLIANCE WITH ANY REQUIREMENTS OF STATUTORY BODIES, PUBLIC UTILITIES OR AUTHORITY, INCLUDING THE CITY COUNCIL'S LEEDS ENVIRONMENT DEPARTMENT, CITY ENGINEER'S DEPARTMENT (HIGHWAYS MAINTENANCE AND MAIN DRAINAGE DIVISIONS) AND DEPARTMENT OF HOUSING SERVICES; THE WEST YORKSHIRE FIRE OFFICER OR THE HEALTH AND SAFETY EXECUTIVE.

THIS PERMISSION DOES NOT GIVE CONSENT TO ANY ADVERTISEMENT INTENDED TO BE DISPLAYED ON THE SITE FOR WHICH SEPARATE EXPRESS CONSENT MAY BE NECESSARY UNDER THE TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992.

THE AREA ENGINEER, CITY ENGINEER'S DEPARTMENT, TELEPHONE NUMBER LEEDS (0532) 482626 SHOULD BE CONSULTED BY THE DEVELOPER BEFORE WORK IS COMMENCED, ON THE SAFEGUARDS TO BE PROVIDED TO MAINTAIN FREE AND SAFE PEDESTRIAN MOVEMENT DURING THE COURSE OF THE DEVELOPMENT.

PERMISSION GRANTED TO DRAWING NOS. 83/1C AND 83/2 DATE STAMPED 05.05.92 AND DRAWING NO. 83/4 DATE STAMPED 27.05.92 ONLY.

Dated [04/06/92]

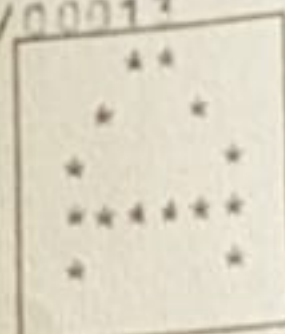
clw
DIVISIONAL PLANNING OFFICER

REFER TO THE SET OF NOTES ENCLOSED WITH THIS NOTICE

Change of use

LEEDS CITY COUNCIL

92/30/00013



TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Applicant	MR C MANKU	Date of Application	22.01.92
Agent	DEREK DICKS ASSOCIATES 105 THORNE ROAD DONCASTER DN2 5BE	Date of Decision	04.06.92
		Application Number	92/30/00013

DESCRIPTION AND LOCATION OF APPLICATION

ALTERATIONS AND EXTENSION TO FORM HOT FOOD TAKEAWAY.
ADJACENT TO 114 GLEDHOW VALLEY ROAD, LEEDS 17.
(OS3037NW)

THE DEVELOPMENT HEREBY PERMITTED MUST NOT BE CARRIED OUT OTHERWISE THAN IN COMPLETE ACCORDANCE WITH THE TERMS OF THIS PERMISSION AND WITH THE APPROVED PLANS AND SPECIFICATIONS.

PARTICULARS OF DECISION

PERMISSION GRANTED
SUBJECT TO THE CONDITIONS AND REASONS OUTLINED BELOW:

[NOTE
[C]=CONDITION
[R]=REASON

- C 1 THE DEVELOPMENT MUST BE BEGUN NOT LATER THAN THE EXPIRATION OF FIVE YEARS BEGINNING WITH THE DATE OF THIS PERMISSION.
- R 1 REQUIRED TO BE IMPOSED PURSUANT TO SECTION 91 OF THE TOWN AND COUNTRY PLANNING ACT, 1990.
- C 2 THE EXTERNAL WALLING AND ROOFING MATERIALS SHALL MATCH THOSE EXISTING TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY.
- R 2 IN THE INTERESTS OF VISUAL AMENITY.
- C 3 DETAILS AND SAMPLES OF ALL EXTERNAL WALLING AND ROOFING MATERIALS SHALL BE SUBMITTED TO AND BE APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY BEFORE THE COMMENCEMENT OF ANY BUILDING WORKS.
- R 3 IN THE INTERESTS OF VISUAL AMENITY.
- * R 4 THE HOURS OF OPENING OF THE PROPOSED HOT FOOD TAKEAWAY SHALL BE RESTRICTED TO 0800 TO 2330, MONDAY TO SATURDAY AND 1900 TO 2300 ON SUNDAYS. *
- R 4 IN THE INTERESTS OF THE RESIDENTIAL AMENITY OF THE OCCUPANTS OF NEARBY PROPERTY.
- C 5 THE FIRST FLOOR FLAT SHALL ONLY BE OCCUPIED BY THE MANAGER OR OTHER MEMBERS OF STAFF EMPLOYED ON A FULL TIME BASIS BY THE APPLICANT AT THE GROUND FLOOR PREMISES.
- R 5 BECAUSE OF THE ADVERSE EFFECT THE GROUND FLOOR USE WILL HAVE ON THE

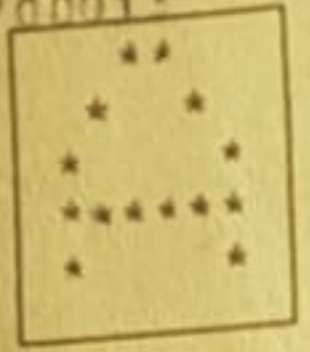
SEE CONTINUATION SHEET

Dated [04/06/92]

DIVISIONAL PLANNING OFFICER

LEEDS CITY COUNCIL

92/30/00013



TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Applicant	MR C MANKU	Date of Application	22.01.92
Agent	DEREK DICKS ASSOCIATES 105 THORNE ROAD DONCASTER DN2 5BE	Date of Decision	14.06.92
		Application Number	92/30/00013

PARTICULARS OF DECISION CONTINUED

- R 6 RESIDENTIAL ACCOMMODATION ABOVE DUE TO COOKING ODOURS, NOISE AND DISTURBANCE.
- C 6 PRIOR TO THE INSTALLATION AND/OR ERECTION OF ANY EXTRACT VENTILATION SYSTEM OR FLUE PIPE(S), DETAILS OF THEIR SITING, DESIGN AND EXTERNAL APPEARANCE SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY.
- R 6 IN THE INTERESTS OF AMENITY AND VISUAL AMENITY.
- C 7 TREES AND SHRUBS SHALL BE PLANTED ON THE SITE IN ACCORDANCE WITH THE LANDSCAPING SCHEME HEREBY APPROVED DURING THE FIRST AVAILABLE PLANTING SEASON AFTER THE COMMENCEMENT OF DEVELOPMENT. TREES AND SHRUBS DYING OR BECOMING DISEASED, REMOVED, OR BEING SERIOUSLY DAMAGED WITHIN 5 YEARS OF PLANTING SHALL BE REPLACED BY TREES AND SHRUBS OF SIMILAR SIZE AND SPECIES TO THOSE ORIGINALLY REQUIRED TO BE PLANTED DURING THE FIRST AVAILABLE PLANTING SEASON AFTER THE LOSS OF THE TREES AND/OR SHRUBS. LANDSCAPED AREAS SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY.
- R 7 TO ENSURE THAT THERE IS A WELL LAID SCHEME OF HEALTHY TREES AND SHRUBS IN THE INTERESTS OF AMENITY AND VISUAL AMENITY.
- C 8 WHEN THE LANDSCAPING SCHEME REFERRED TO IN THE LAST PRECEDING CONCITION HAS BEEN COMPLETED, WRITTEN NOTIFICATION OF SUCH SHALL BE GIVEN TO THE LOCAL PLANNING AUTHORITY.
- R 8 TO ENABLE AN INSPECTION OF THE PLANTING SCHEME TO BE CARRIED OUT.
- C 9 BEFORE THE DEVELOPMENT IS BROUGHT INTO USE THAT PART OF THE SITE TO BE USED BY VEHICLES SHALL BE PROPERLY LAID OUT, DRAINED, SURFACED AND SEALED IN A MANNER TO BE APPROVED BY THE LOCAL PLANNING AUTHORITY AND SHALL THEREAFTER BE MAINTAINED IN A SOUND CONDITION TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY.
- R 9 IN THE INTERESTS OF VISUAL AMENITY AND TRAFFIC AND PEDESTRIAN CONVENIENCE AND SAFETY.
- C 10 NO EXTERNAL STORAGE OF MATERIALS AND/OR PRODUCTS SHALL TAKE PLACE ON THE SITE AND OPEN AREAS OF THE SITE SHALL BE MAINTAINED IN A CLEAR AND TIDY

SEE CONTINULATION SHEET

Dated 04/06/92

DIVISIONAL PLANNING OFFICER

change of use
22 JAN 1992

92/30/00013

PLEASE READ ALL THE GUIDANCE NOTES BEFORE COMPLETING THIS FORM


LP1
JUNE 89

I HEREBY APPLY FOR (please delete all but one option)
~~OUTLINE PLANNING PERMISSION~~ OR
~~Full Planning Permission~~ OR
~~Approval of Reserved Matters~~ OR
~~Renewal of Consent~~
Signature: [Redacted] Date: 13/1/92

FOR CITY COUNCIL USE ONLY

CH. No. 876795	AMOUNT £ 110	VAL/D DUB	FEE COMB <input checked="" type="checkbox"/>
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92/30/00013

DATE RECEIVED	Approval	P	<input checked="" type="checkbox"/>
	Plan Applic.	F	<input checked="" type="checkbox"/>
		O	
		RM	
		RE	

PLAN/APP.	DEV. (1)	DEV. (2)	DIV. /	AREA	LEVEL
P	C		N E	20	

CHANGE OF USE of preposso SHOP TO HOT FOOD TAKEAWAY

114 GLEDHOW VALLEY ROAD,
LEEDS 17,
(OS 3037NW)

APPLICATION FORM - PART A

APPLICANT (in block letters) TEL No.
Name MR. C. MANKU
Address 114, GLEDHOW VALLEY ROAD,
MOORTOWN,
LEEDS
Postal Code LS17 60X

AGENT (if any) (in block capitals)
Name DEREK DICKS ASSOCIATES
Address 105, THORNE ROAD,
DONCASTER,
Day time Tel. No. [Redacted] Postal Code DN2 5BE

DESCRIPTION OF PROPOSED DEVELOPMENT
CHANGE OF USE
SHOP TO TAKE AWAY FOOD

LOCATION OR ADDRESS OF PROPOSED DEVELOPMENT
EXTENSION TO 114, GLEDHOW VALLEY ROAD, NOT YET BUILT
PLANNING APPN. No. 91/30/00358

It is likely that the development will have to be drained with a separate system of drainage, in accordance with Section 50 of the West Yorkshire Act 1980 and Section 34 of the Public Health Act 1986. Queries should be directed to The Director of Highways, Engineering and Cleansing Services (Main Drainage) at Sweet Street, Leeds LS11 9DD. Leeds 463179 or 463313.

(i) Foul sewage is to drain to:— (Please tick) NOT APPLICABLE
(a) Public Foul Sewer (b) Septic Tank (c) Other (d) Not Applicable

(ii) Surface water is to drain to:— (Please tick)
(a) Public S. W. Sewer (b) Soakaway (c) Watercourse (d) Other (e) Not Applicable

(iii) Does connection to any of the above involve crossing land (other than a public highway) not in the applicant's ownership?
 Yes or No If yes show details on submitted plans — Notices will be required see under 12 and 13.

(iv) Is there to be a discharge of trade effluent? Yes or No If yes, see under 17.

You must also show any relevant details on your plans

6/ The present use of the land and/or buildings (if vacant, state last known use). NOT YET BUILT

7/ Does a public right of way exist within the site of the proposed development? (Please tick) YES NO

FORM, PART B, JUNE 89

Complete this Section if the Application relates to Industrial, Warehousing, Shops or Office Development, Commercial Nursing Homes/Residential Homes including Mixed Development where any of these uses are combined with Residential Development.

14 What is the nature of the industrial process/business carried on? TAKE AWAY FOOD
Is the proposal related to any existing use on or near the site? YES NO If yes, give details of what and where.

15 State the total floor area of the new premises 180 sq. m.
If the total is divided into different uses give the floor area of the following
Office sq. m. Retail 60 sq. m. Storage 60 sq. m. Residential 60 sq. m.
Industrial sq. m. Warehouse sq. m. Space common to Res./Non Res. sq. m.
If the proposal is for a replacement or extension of existing premises give the floor area of the existing premises sq. m.

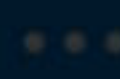
16 The number of Male employees (a) Existing (b) Additional 1
The number of Female employees (a) Existing (b) Additional 2

17 What is the nature, volume and means of disposal of Trade Effluent or Waste? REFUSE COLLECTION

18 Is the provision to be made for loading/unloading within the site? YES NO Show any details on the plans
The numbers of commercial vehicle movements to and from the site (a) daily (b) weekly TWO

19 What are the intended hours and days of:—
(a) Use TAKE AWAY FOOD (b) Opening 12:00pm-2:00 pm (c) Delivery 6:00pm - 11:00 pm

20 Does the proposed use involve the use or storage of any Hazardous Substances listed overleaf? NO
YOU MUST SHOW RELEVANT DETAILS ON YOUR PLANS



Wed 02/11/2022 13:39

Hi Janice, Thankyou for the quick reply. I ...



Entertainment Licensing



To:

Wed 02/11/2022 12:28

Good morning

I acknowledge receipt of your added comments below.

I did update the conditions on public access to remove any use of the outside area. The plan attached to the application does not include any outside area and after speaking with the applicant, there is no intention for any outside space to be utilised.

Some of your comments did refer to a past blue notice which was displayed for an invalid application, therefore is not relevant for the new blue notice and updated application. You mentioned live music and this activity has not been applied for, as in the hours the applicant wishes to operate, live music is de-regulated and not requested.



Reply

