

APPENDIX E



Mr Akhlaq Hussain
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Environmental Protection Team
Leeds City Council
Seacroft Ring Road
Seacroft
Leeds
LS14 1NZ

Contact: Miss Kate Coleman
Tel: 0113 3368343
[REDACTED]

Our reference: 23/013659/EPLA01
21 March 2023

Dear Mr Hussain,

Licensing Act 2003

Name and Address of Premises: Big Bite, 5 Briggate, Leeds, LS1 4AF

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 application premises are situated within the red area of the City Centre Cumulative Impact Policy area; where it is the council's policy, on receipt of relevant representations, to refuse all applications in the red zone except in exceptional cases. Your application does not provide sufficient information to show that it is exceptional or should be considered as such.

We also base our objection on experience specifically associated with the area.

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

The area is located in a well know CIA area within Leeds City Centre which has been the cause of many noise complaints due to the density of late-night premises in the area and residential premises located in and around the area. The nearest noise sensitive premises are located as flats on Blayds Yard however, there are a number of currently unoccupied premises above and adjacent to the proposed premises that could become occupied in future.

The hours requested by the applicant we believe will give rise to unreasonable amounts of patron noise, anti-social behaviour and will encourage people who have been drinking to remain in the area longer instead of dispersing immediately from the area. The hours requested are during times which it is expected most people will be sleeping with the associated activities likely to cause sleep disturbance. We believe approving the application will give rise to nuisance and anti-social behaviour and will result in a detrimental effect on those living in the area.

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

A solid black rectangular box redacting the signature of Miss Kate Coleman.

Miss Kate Coleman
Senior Technical Officer
Leeds City Council