



[REDACTED]
Woods Whur
St James House
28 Park Place
Leeds
LS1 2SP

Environmental Protection Team
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ

[REDACTED]
Our reference: 23/041598/EPLA01

26th June 2023

Dear [REDACTED],

Licensing Act 2003

Name and Address of Premises: Kasa, 278A Belle Isle Road, Belle Isle, Leeds, LS10 3QJ

We refer to the licensing application for the above premises, submitted on behalf of **Jon Atkin Ltd.** We believe that the applicant has not given enough information about how they intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with **Kasa, 278 Belle Isle Road.**

The applicant could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If the applicant agrees with the measures, please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form, we will take it that the applicant wishes the licensing authority to amend their operating schedule to include those measures as conditions on the license. If the applicant disagrees with the suggested measures, then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

If the opening hours proposed under this application differ to those on the current planning approval then the applicant should also apply to Planning Services to vary the hours. If the applicant operates without planning permission they may have not met the relevant planning condition. Planning Services can be contacted on 0113 222 4409.

Yours sincerely,

[REDACTED]
Environmental Health Officer
PART 1



To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: Kasa, 278A Belle Isle Road, Belle Isle, Leeds, LS10 3QJ

The application premises is located within a small cluster of commercial premises, on the site formerly occupied by the Grey Goose public house. The area is predominantly residential, with the closest residence being a flat located above the application premises, at 278 Belle Isle Road. Further residences in the immediate vicinity include houses located to the north of the application premises, including 270 to 276 Belle Isle Road, to the west of the application premises along Abberfield Gate and Winrose Approach, and to the east of the application premises across Belle Isle Road.

Recent nuisance complaints

The Environmental Protection Team received noise complaints in June 2021 regarding an aggregates business which operated briefly in the yard at the back of the application premises.

Further noise complaints were received by the Environmental Protection Team in September 2021 regarding a spa lounge / party venue operating in the basement of 278 Belle Isle Road. A subsequent retrospective planning application for change of use of the premises to a spa, was refused on grounds of potential adverse impacts on residential amenity, and exacerbation of long-standing issues with anti-social behaviour, illicit activity, and loitering in this area.

Nearby late-opening premises

A hot food takeaway is located within the same cluster of commercial premises as the application premises. Planning conditions relating to this premises limit operating hours to 09:00 – 23:00, Monday to Sunday, and limit deliveries to 07:30 – 22:00 Monday to Saturday (no deliveries Sundays and bank holidays).

A planning application to vary the opening hours of the takeaway to: 16.00 - 01.00 Sunday to Thursday, and 16.00 - 02.00 Friday to Saturday, was refused on the grounds of the potential for increased noise and disturbance from customers and vehicles visiting the site, affecting nearby residences.

Conclusion:

The Environmental Protection Team are putting forward a qualified objection to this application, given the proximity of nearby residences, and the potential for noise from the 24-hour operation of this premises, which may affect nearby residences into the late hours, causing sleep loss and other loss of amenity. The Environmental Protection Team has considered the potential for noise from:

- Voices of customers entering and exiting or gathering outside of the premises during the late hours. Customers purchasing alcohol late at night may already be intoxicated, decreasing self-control, and increasing the likelihood of raised voices.
- Noise from vehicles coming and going from the premises during the late hours, including noise from vehicles engines, car doors slamming, and music from vehicles.

- Noise from delivery vehicles and the loading/unloading of deliveries late at night or in the early hours of the morning.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the license: prevention of public nuisance.

1. Timing of licensable activities:

- Sale by retail of alcohol (for consumption off the premises): 07:00 – 23:00, Monday to Sunday.

2. Additional conditions:

We suggest that the following condition is added to the amended premises license:

- There will be no deliveries to or from the premises between 22:00 and 07:30.

Signed: 

Dated: 26th June 2023

PART 2

To be completed by the responsible authority

Leeds City Council’s Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: , Kasa, 278A Belle Isle Road, Belle Isle, Leeds, LS10 3QJ

I / We

confirm that I am / we are the applicant / the applicant’s representative (*delete as appropriate*) for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council’s Environmental Action Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

PART 3

Name and Address of Premises: , Kasa, 278A Belle Isle Road, Belle Isle, Leeds, LS10 3QJ

I / We

confirm that I am / we are the applicant / the applicant’s representative (*delete as appropriate*) for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as suggested by Leeds City Council’s Environmental Action Service.

In this instance we understand that Leeds City Council’s environmental action service will maintain their representation to my /our application, which will now proceed to a hearing before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

Environmental Protection Team
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ