

APPENDIX E

Kuits Solicitors
Kuit Steinart Levy LLP
3 St Mary's Parsonage
Manchester
M3 2RD

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

Contact: Mr Gary Mann

Tel: 

Our reference: 23/083319/EPLA01
15 January 2024

Dear Sir/Madam

Licensing Act 2003

Name and Address of Premises: Cafe/Bar, Ground Floor, Kidd House, Whitehall Road, Leeds, LS12 1AP

We refer to your licensing application for the above premises. We believe you have not given enough information about how you 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 the premises and the area .

You 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 you agree 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 you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree 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 you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours faithfully



Mr Gary Mann
Senior 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: Cafe/Bar, Ground Floor, Kidd House, Whitehall Road, Leeds, LS12 1AP

This is an application for a café bar, which seeks late night use indoors/outdoors until 0130. There are a number of residential units on the corner of Springwell Road/Whitehall Road, in the building formerly known as 'the Radius', which has recently been developed to form commercial units on the ground floor and over 200 residential above. I am led to believe the development will be called Springwell Gardens So there is potential for disturbance from events, music and patrons.

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 licence:

- Prevention of public nuisance

Noise and Vibration

1. Licensable activities shall be conducted and the facilities for licensed activities shall be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.
2. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises at Springwell Gardens (Corner of Springwell/Whitehall Road).
3. All external doors and windows must be kept shut at all times when regulated entertainment is being provided, save for normal access and egress.
4. A Dispersal and Smoking Policy will be implemented and adhered to.
5. There shall be no external loudspeakers
6. Bottles will not be placed in any external receptacle or deliveries take place between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
7. Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.
8. The PLH/DPS will ensure patrons use beer gardens, external areas and play areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas after 11 pm.

9. The activities of persons using the external areas shall be monitored and they shall be reminded to have regard to the needs of local residents and to refrain from shouting and anti social behaviour etc when necessary.
10. The PLH/DPS will adopt a “cooling down” period where music volume is reduced towards the closing time of the premises.

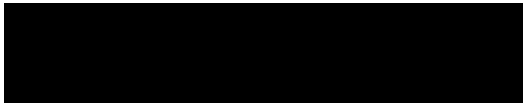
Litter

11. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Transport / Pedestrian Movement

12. Clear and legible notices will be displayed at exits, car parks and other circulatory areas requesting patrons to leave the premises quietly having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour.
13. Staff will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Signed:

A solid black rectangular box redacting the signature.

Dated:15/01/2023

PART 2

To be completed by the applicant:

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: Cafe/Bar, Ground Floor, Kidd House, Whitehall Road, Leeds, LS12 1AP

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: Cafe/Bar, Ground Floor, Kidd House, Whitehall Road, Leeds, LS12 1AP

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
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS