

Versa (Whitehall Road) Limited
Allied London
Suit 1, Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

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

Contact: Mr Gary Mann

Tel: [REDACTED]

Our reference: 23/083317/EPLA01
15 January 2024

Dear Sir / Madam

Licensing Act 2003

Name and Address of Premises: , Versa Studios, Studio 4, Whitehall Road, Leeds, LS12 1AP

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 associated with licensable activities to break out of the premises or pass through the fabric of the building to cause noise disturbance to nearby residential/business premises.
- The potential for noise disturbance from the use of outside areas whilst smoking/drinking in the area/s provided/whilst arriving/leaving, including that from vehicles.
- The potential for disturbance from use of external areas from recorded/live music.

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

Please refer to Appendix 1 Map of Surrounding Area

Description of the applicant venue and the application:

This is an application for indoor and outdoor use for Film and TV studio space with multi-use event space.

Regulated entertainment, sale of alcohol and Late-night Refreshment for internal and external use has been requested, Sunday to Thursday 9am to 1am and Friday and Saturday 9am to 2am. 24-hour access of the premises has been requested for use by the public.

There is considerable outdoor space in which to hold external events, which have the potential to cause disturbance to residents in nearby flats located on Springwell Road and Whitehall Road. As it stands the application would allow 'Carte Blanche' use of the area to operate large scale music-based events. So they could operate over continuous days or weekends, which would cause particular disturbance during summer when residents require windows open for ventilation.

Conclusions reached

Granting this application as it stands would allow multiple large-scale events to take place, which could operate late at night causing disturbance over long distances..

We recommend that the Sub-Committee refuse the application.

We understand that the Sub-Committee may take a different view and grant the application. We recommend that if that is the case we should be given the opportunity to suggest measures as conditions on the licence. We do not say that conditions would effectively prevent public nuisance but that they may go some way to reducing the potential impact.

Yours faithfully

A solid black rectangular box redacting the signature of Mr Gary Mann.

Mr Gary Mann
Senior Environmental Health Officer

Appendix 1 Map of Surrounding Area



- Studio 4 highlighted in yellow
- Residential outlined in red

Appendix 2 Complaints History

Any complaints involving the applicant premises are indicated*, otherwise the alleged source of complaint is redacted. Details may be provided after the agreement of the Licensing Sub-committee.