



Entertainment Licensing Department  
Leeds City Council  
Civic Hall  
Leeds  
LS1 1UR

**BY EMAIL AND SPECIAL DELIVERY POST**

7<sup>th</sup> August 2024

Dear Licensing team

**RE: APPLICATION FOR A LICENSED PREMISES SERVING ALCOHOL AND REFRESHMENTS, PLUS AN ENTERTAINMENT LICENCE, INCLUDING POSSIBLE ALTERATIONS TO SHOPFRONT, THIRD FLOOR ROOF TERRACE AND EXTRACT EQUIPMENT AND FLUE AT 73-75 ALBION STREET, LEEDS, LS1 5AA.**

REF. PREM/05375/001 – ‘Pipeworks’ (c/o Big Top Productions Limited) 73-75 Albion Street, Leeds, LS1 5AA

We are [REDACTED] who have retail premises on the [REDACTED] [REDACTED] and wish to object in respect of the above licensing and entertainment license application.

To give you some background information, we are one of the UK’s leading [REDACTED] [REDACTED]. We are very shortly undergoing a multi-million-pound refurbishment programme to enhance our existing store and to accommodate a [REDACTED] the only one of its kind outside of London. This is yet another major investment by our business in retail premises within Leeds City centre. Please also note we are contributor to Leeds Bid.

We are concerned that the proposed licensed premises would be incompatible with neighbouring commercial uses and that its operation, as presently proposed, would be detrimental to the character and appearance of the nearby Leeds City Centre Conservation Area and to the vitality and viability of this established shopping area.

The site is located in a Primary Shopping Frontage within the adjacent Prime Shopping Quarter that has become increasingly popular with retail jewellers. Presently, there is no existing night time activity in this part of Albion Street, which is relatively quiet at night time. The applicant proposes the introduction of a

licensed entertainment outlet with opening hours of 11am – midnight – Monday to Thursday and for 24 hours from Friday at 11:00am until midnight on Sundays. We are concerned that the introduction of the proposed licensed premises would encourage people to gather around the premises beyond established daytime trading hours with the potential for crime and disorder that would be detrimental to the security of neighbouring retail premises.

I am led to believe that Leeds Council Policy requires alterations to existing premises to be based on a thorough contextual analysis and provide good design that is appropriate to its scale and function. Quote – “any new development will be expected to deliver high quality inclusive design that has evolved...through thorough analysis and understanding of an area. Proposals will be supported where they accord with the following key principles amongst others;

The size, scale design and layout of the development is appropriate in its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.

The development protects and enhances the district’s existing, historic assets,

Car parking, cycle, waste and recycling storage should be designed in a positive manner and be integral to the development,

The development creates a safe and secure environment that reduces the opportunities for crime without compromising community cohesion.”

The Unitary Development Plan (UDP) Policy BD4 states that,

*“All mechanical plant and associated pipework, lifts and other mechanical equipment and fire escape stairs should normally be contained within the envelope of the building. All service and delivery areas should be screened from view as far as possible.*

- Where relevant representations are made in relation to a premises licence, club premises certificate or temporary event notice the following factors will normally be considered when the council is looking at the impact of the activities concerned:
- the style of operation, the numbers of customers and customer profile likely to attend the premises
- the location of the premises and the proximity of noise sensitive properties
- the proposed hours of operation
- any proposed methods for the dispersal of customers
- the scope for mitigating any impact
- the extent to which the applicant has offered conditions to mitigate the impact
- how often the activity occurs
- Also, whether there is an existing nighttime economy in the area as well as an appreciation of the existing character of the area, including levels of activity and noise.

Given the aforementioned requirements, it gives rise to a number of important concerns.

- Our customers expect to be served in a quiet, clean and safe area of the city centre, but we strongly feel that the serving of alcohol and food from 11:00am until midnight on weekdays and 24 hours over the weekend is totally unacceptable and will degenerate the whole area. We do not want our customers put off by groups of people drinking and loud music and the like, at all hours.
- The site is directly adjacent to security bollards, which are always getting blocked by vehicles, especially taxis, that affect emergency vehicles getting through them, so any additional vehicular traffic with complicate matters further.
- The site would allow people to potentially carry out reconnaissance on our store, with a view to possibly planning a robbery, without us being aware. We currently have external cameras to enable us to view up and down the street, but an increase in people in the area will make this harder for us to identify possible criminals.

- The addition of a third-floor rooftop terrace, raises concerns to pedestrian safety, having several incidents of items being thrown from the adjacent carpark roof and instances of people trespassing on the roof of that building and also Barclays Bank roof top, next door to it.
- We are further concerned that the potential for drunken people to fall into or bang our shutters when we are closed, would result in false alarms on our security systems, leading to the police response being withdrawn after three false alarms, for a period of 12 months. This would increase our insurance costs.
- Unfortunately, we are all aware that people drinking also increases the potential for crime, whether it be assault, graffiti, theft or criminal damage and being less than 25 yards from what will, more than likely, become a hotspot for this, again is not something we want.
- Our staff are very safety conscious and try and ensure they are not observed or followed when coming to and from work and the risk of this happening will no doubt increase.
- Many of our customers either drive in or take the train and walk to our stores and we do not want them to enter the store with a full audience of people watching them. This will definitely affect our trade.
- There are double yellow lines all around that corner area and on Short Street, which will mean even more taxis pulling up outside our store or blocking traffic and delivery vehicles on Short Street or entering the Core loading bay.
- The city centre has a reputation for the amount of homeless people begging or hawkers selling their wares and we strongly believe this will increase in the close vicinity, if the license for the premises was agreed. This is something we would not want our customers to be faced with.

We would like to know details of the proposed materials to be utilised in the proposed shopfront, which are fundamental to the Council's determination on whether the application proposals will preserve or enhance the character or appearance of the area.

Finally, we and other local businesses presently suffer difficulties from rats being encouraged into the area by the poor operation and management of food and drink outlets in the city centre. We therefore have concerns about the application proposals on the grounds that the submitted details do not confirm how food waste arising from operation of the proposed licensed premises would be contained within the premises rather than being stored on the public highway.

Without confirmation from the applicant that food waste will be contained within the building and that measures will be introduced to prevent public littering around the premises, the application proposals to introduce a licensed premises in this location will exacerbate existing problems of rat infestation to the detriment of the viability of this established shopping area. Moreover, the possibility of external storage of food waste on the public highway or in the rear loading area, would clearly neither preserve nor enhance the character or appearance of the area.

For the reasons expressed above, we respectfully request that the entertainment license application be refused.

Yours sincerely

