



Mr Martyn Mussan
RE: PREM/05399/001

SENT VIA E-MAIL

Chapel Allerton Ward
Labour Councillors
Councillor Jane Dowson
Councillor Mohammed Rafique
Councillor Eileen Taylor
Civic Hall
Leeds LS1 1UR

Tel: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Our ref: JD/MR/ET/AA
Date: 10 September 2024

Dear Martyn

RE: Licensing Application: PREM/05399/001 – Association of Ukrainians in Great Britain, 5 Newton Grove, Potternewton, Leeds LS7 4HW

We are writing to inform you that we would like to oppose/object to the Licensing Application above for the following reasons:

A 2.00am finish for events seven days a week is not acceptable as it would cause disruption in the surrounding area and unnecessary noise in the early hours of the morning.

We feel that the venue can cover most proposed events with ten individual requests as, and when an event is organized.

The venue is surrounded on both sides, in front and behind by residential accommodation so noise nuisance would be our main concern both from the venue, and also the noise made by people coming and going from the venue as there are roads to the front and rear.

We are aware that the venue use their outside areas for entertainment and BBQ's etc., which is also a concern if it were to stretch into the late evening.

We trust our comments will be taken into account when considering this application, and should officers decide to approve the application, we request that the application is put before the Licensing Panel for determination.

Yours sincerely

[REDACTED]

Councillor Jane Dowson

Councillor Mohammed Rafique

Councillor Eileen Taylor

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Licensing Application - Objection - Ukrainian Community Centre - 12.09.24
Date: 24 September 2024 09:24:27

Dear Martin

I think its fair to say Cllr Rafique, Cllr Taylor and I have thought long and hard about this.

We often attend events at the centre during the day and recognise the needs of the centre for income generation. We also know the layout with the lovely Paquet floored ballroom ground floor rear leading out onto the large paved area and the bar and rooms ground floor front leading on to the garden. We also know the area and residents who live around the building. So know fully the issues from all sides so are looking for a compromise.

We would like to propose the following:-

Alcohol 11am to 10.30 Sunday, Monday, Tuesday, Wednesday, and Thursday with entertainment to 11pm

Alcohol 11am to 11pm Friday and Saturday with entertainment to 11.30pm?

No use of the garden to the front and the hard surfaced area to the rear of the building after 9pm and no noise emanating from the premises after 9pm

There is still the opportunity to extend the times with Temporary Event Notices if they have bookings for the rooms and this will limit the disturbance to neighbours.

Regards

Jane on behalf of Cllr Rafique and Cllr Taylor

Cllr Jane Dowson

Chapel Allerton Ward

Deputy Executive Member
(Culture, Libraries, Parks, Best City Plan)
Leeds Armed Forces Champion

From: [REDACTED]
Sent: Tuesday, September 24, 2024 7:22 AM
To: [REDACTED]
Subject: Re: Licensing Application - Objection - Ukrainian Community Centre - 12.09.24

I agree also Jane . Many thanks

From: Taylor, Cllr Eileen [REDACTED]
Sent: Tuesday, September 24, 2024 7:20:39 AM

To: Dowson, Cllr Jane [REDACTED]; Rafique, Cllr Mohammed
[REDACTED]

Subject: Re: Licensing Application - Objection - Ukrainian Community Centre - 12.09.24

Agree

Eileen

From: Dowson, Cllr Jane [REDACTED]

Sent: Monday, September 23, 2024 11:18:11 PM

To: Rafique, Cllr Mohammed [REDACTED]; Taylor, Cllr
Eileen [REDACTED]

Subject: RE: Licensing Application - Objection - Ukrainian Community Centre - 12.09.24

Taking all comments on board, what do you think?

Alcohol 11am to 10.30 Sunday, Monday, Tuesday, Wednesday and Thursday with
entertainment to 11pm

Alcohol 11am to 11pm Friday and Saturday with entertainment to 11.30pm?

No use of the garden and are to rear of the building after 9pm and no noise from the
premises after 9pm

JD

Cllr Jane Dowson

Chapel Allerton Ward

Deputy Executive Member

(Culture, Libraries, Parks, Best City Plan)

Leeds Armed Forces Champion

Objection 02

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: Application: PREM/05399/001 Association of Ukrainian Centre
Date: 23 September 2024 10:50:09

From: [REDACTED]
Sent: Wednesday, September 18, 2024 4:46 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Application: PREM/05399/001 Association of Ukrainian Centre
Hello

I would like to speak in opposition to the the licensing of Ukrainian Centre 5 newton grove

I live at [REDACTED] This is a residential area with a private road at front taht gets littered by events at places such UKrainian Centre. Loud music as was often played previously durin temporary licences say for carnival and other events makes our windows rattle which is quite a bit of disruption to residential life.

The street can become crowded with lots of people and cars and again this is a disruption

To itemise areas of concern are:

- 1) Noise pollution - rattling windows, drunk people on streets
- 2) traffic / cars taking up places where residents park (already limited space)
- 3) rubbish such as beer cans and bottles being dumped on street and road both back and front of newton grove.

warmest

[REDACTED]

Resident

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Objection 03

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05399/001 FW: Prem/05399/001 Association of Ukrainians Newton Grove
Date: 23 September 2024 10:51:52

From: [REDACTED]
Sent: Wednesday, September 18, 2024 5:38 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Prem/05399/001 Association of Ukrainians Newton Grove

Good afternoon,

I would like to oppose the mentioned licence application.

I'm a resident of [REDACTED] on Woodland Grove.

Whilst I appreciate that the centre wish to diversify in order to continue, as a local resident I believe this will have a detrimental impact to local residents.

1) Noise from the venue: there is already a church group that meets on a Sunday who's music can be heard and when they practice mid week, add in people going to and from the venue in drink at 0200 in a residential street.

This is mostly residential with people working, I myself get up at 0430. Noise from people leaving at 0200 or 0300 in the morning in the week would be intolerable. The weekend may not be as bad.

2) Vehicles and parking- the centre only has a small parking area onto Back Newton Grove. Meaning taxis and people attending would need to park on street. Back Newton Grove and Woodland Grove are narrow streets and can be busy for resident parking. When the church group meets, people park on both sides of the street, making it almost impossible to drive safely in and out.

I hope these factors will be taken into account when the license committee reviews the application

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

Objection 04

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05399/001 5 Newton Grove
Date: 23 September 2024 10:54:20

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, September 18, 2024 7:18 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: PREM/05399/001 5 Newton Grove

[REDACTED]

Dear Councillors,

Regarding the licensing application PREM/05399/001 - Assoc Ukrainians in GB, 5 Newton Grove, LS7 4HW.

I would like to strongly oppose this application as a resident of [REDACTED]. As mentioned in your letter, the premises is surrounded on all sides by residential dwellings and this would cause ongoing noise nuisance.

The properties of Newton Grove are all listed buildings with poor noise insulation which means any and all sound from outside is heard from within. As an autistic person and shift worker I am already struggling greatly with the noise levels in the area, and this premises license would make it entirely unmanageable.

I also have concerns about the potential for drunk and disorderly behaviour on this small, private side street. In addition to the noise, the area is already affected by lots of littering, which increases when nearby businesses hold events with alcohol. I am concerned this would also be the case for the Ukrainian centre.

Many thanks.

Objection 05

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05399/001 FW: Licensing Application: PREM/05399/001
Date: 23 September 2024 10:59:20

From: [REDACTED]
Sent: Thursday, September 19, 2024 10:34 AM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Licensing Application: PREM/05399/001

Dear Licensing Authority members,

RE: Licensing Application PREM/05399/001 — Association of Ukrainians in Great Britain, 5 Newton Grove, Potternewton, Leeds LS7 4HW

We are writing to object to the Licensing application above. 5 Newton Grove is surrounded on all sides by residential accommodation. We live [REDACTED] from the building and are concerned about the impact on noise and parking. It would be wholly inappropriate to have potential noise problems from entertainment extending the late into the evening. There is no restriction in the application to the use of indoor spaces only. The address has no parking area and there is limited parking in the area as most homes do not have off-street parking. There would be noise from people arriving and departing both in the front of the property and the rear which open out to roads. We also think that a seven day a week license for sale of alcohol and live and recorded performances with apparently very long opening hours. 12.00 noon? - 2.00 AM? is inappropriate. We would hope that the application as applied for will be rejected.

[REDACTED]
[REDACTED]
[REDACTED]

Objection 06

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: Licensing application PREM/05399/001
Date: 23 September 2024 11:02:42

From: [REDACTED]
Sent: Thursday, September 19, 2024 11:59 AM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Licensing application PREM/05399/001

[REDACTED]
[REDACTED]

Re: Licensing application PREM/05399/001
Association of Ukrainians in Great Britain, 5 Newton Grove, Potternewton, Leeds, LS7 4HW

Application for proposed licensable activities.

We wish to object to the application to sell alcohol and to put on entertainment, including live and recorded music, during the time period 12.00 – 02.00 every day of the week.

As Chapeltown residents, we are very aware that an at the moment safe and reasonably quiet terrace, consisting of listed Victorian buildings, can very quickly become a dangerous and difficult environment, especially if the building right in the centre of the terrace becomes a focus for late night entertainment and the drinking of alcohol.

We are also very aware that when a similar venue was opened locally, the HQ Bar of Newton Road, LS7 4HX, within a year it had to close because of the rising incidents of violence and drug taking and as far as we know, no one has done any research to show that the same thing would not happen again. A small bar has recently opened on Chapeltown Road, set in the parade of shops that back on to Newton Grove, this small venue is already causing some distress to neighbours, as young men, often after drinking alcohol there, tend to congregate on the corner of Back Newton Road and Chapeltown Road, opposite the Reginald Centre. They have recently been heard making suggestive comments to young women who have to pass them on their way home; one of our daughters now only uses the [REDACTED] because of this. If there is to be another much larger drinking venue on Newton Grove itself, which is a very narrow pathway, this would potentially make it very difficult for people to access their homes late at night, as they would have potential trouble to negotiate, whether they walked down Back Newton Grove or Newton Grove. Several older people, like ourselves, live in the immediate vicinity of the Ukrainian Centre, and we are very aware of how far noise travels when there is an event there. There are also people with severe health problems who live very close to where it is proposed to have activities going on every day of the week until 2AM in the morning. The terrace is occupied by many long-term residents who have been with housing associations for a long time, or who own their own houses; these residents, like

ourselves, moved into this area because it is safe and the access route along Newton Grove offers people protection from the fast traffic that travels along Harehills Ave. The introduction of a venue of this sort, will of course also bring with it problems in relation to car parking. Back Newton Grove is already congested and people already have to walk in the street because car drivers are parking on pavements. Newton Grove is a pedestrian only access route to the terrace and we would not feel safe walking home down such an enclosed path if half way along it there was a venue whereby people who drink alcohol might well be hanging around, looking for trouble.

For all of the above reasons we object to the application.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.

Objection 07

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05399/001 FW: licensing application PREM/05399/001 (Association of Ukrainians in Great Britain)
Date: 23 September 2024 11:05:25

From: [REDACTED]
Sent: Thursday, September 19, 2024 12:37 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: licensing application PREM/05399/001 (Association of Ukrainians in Great Britain)

Your Ref [REDACTED]

The application for 5 Newton Grove would seem entirely inappropriate , given the location , and the late hours being applied for . (is that really 2am , or have I missread it ?) . The area is entirely surrounded by domestic dwellings , and although we are probably far enough away not to suffer any great inconvenience , this seems to garentee noise and disturbance for the immediate area .

Objection 08

From: planning.comments@leeds.gov.uk
To: [Musson, Martyn](#)
Subject: Comments for Licensing Application PREM/05399/001
Date: 19 September 2024 13:37:09

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/09/2024 1:37 PM from [REDACTED]

Application Summary

Address: 5 Newton Grove Potternewton Leeds LS7 4HW

Proposal: Premises Licence - New Application

Case Officer: Mr Martyn Musson

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour response

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 19/09/2024 1:37 PM This is a residential street. They already have events going on until the early hours and the noise is extremely intrusive. They have no soundproofing and the sound carries. The parking is also an issue as there is no room for all the extra vehicles. Numerous times access is blocked for people living on the street. Unfortunately, due to it's location, their late night events attract some very rowdy people which inevitably spills out onto the street. It can be 3am before people actually leave the area post events. The daytime children's events are fine though.

Kind regards

Objection 09

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: Licensing Application: PREM/05399/001
Date: 23 September 2024 11:36:14

-----Original Message-----

From: [REDACTED]
Sent: Sunday, September 22, 2024 9:58 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Licensing Application: PREM/05399/001

[REDACTED]

Hi

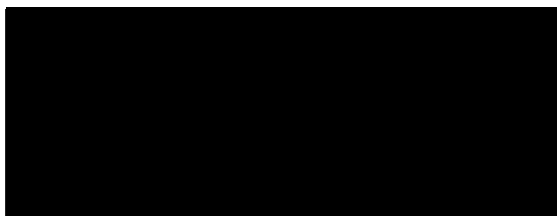
I am a resident at [REDACTED] I have been resident here since 1986. I would like to oppose this application. I believe the sale of alcohol, and playing of music till early hours in the morning will cause much disruption in harmony in a residential area as there are children who need to get up early for school.

Another issue is parking, whenever there is an event at the this centre, people attending the Association of Ukrainians park their cars outside my house and i have to find parking space further away. I am an elderly resident and cannot walk a long distant.

I hereby oppose this application.

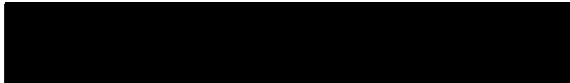
Kind regards

[REDACTED]



Re. Licensing application PREM/05399/001
Association of Ukrainians: 5 Newton Grove

Application for proposed licensable activities
I wish to object to the application.

As someone living 
to the Ukrainian Club, I have been here
long enough to know that the last time
entertainment events were put on there,
they were so noisy that I could not get
to sleep and it was stopped from holding
late night events, because of this.

I am now 75 and have had a stroke,
so I am in a delicate condition, where loud
noises can seriously effect my health.

This is a residential street and not
suitable for late night events.

Yours sincerely



From: [REDACTED]
To: [Entertainment Licensing](#)
Subject: Licensing application PREM/05399/001
Date: 25 September 2024 15:50:48
Attachments: [REDACTED]

[REDACTED]

Re: Licensing application PREM/05399/001
Association of Ukrainians in Great Britain, 5 Newton Grove, Potternewton, Leeds, LS7
4HW

Application for proposed licensable activities.

[REDACTED] has written a letter to oppose the application, however he does not have a computer and is housebound because he has had a stroke. Therefore he has asked me to scan his letter in and send it to you. See attached.

Yours sincerely [REDACTED]

Objection 11

From: [REDACTED]
To: [Entertainment Licensing](#)
Subject: Application PREM/05399/001 Ukrainian centre
Date: 26 September 2024 11:51:14

You don't often get email from [REDACTED]

Dear Sir/Madame

I would like to object to the application above for the following reason.

1) Noise. I live 2 streets away and can easily hear when an event is taking place here. The level of noise from music is unacceptable and causes deep annoyance. People cause considerable noise coming and going but also hanging about the front and rear of the property. Also the building itself wasn't built to hold in noise to this level.

2) Antisocial behaviour. When events take place here a lot, and I mean a lot, of people stand around outside the property and up and down the back street causing noise, harassing people, especially women, urinate and defecate outside, leave rubbish from food and drinks outside and make it impossible to drive along the street.

3) Drug misuse. The back street is a bit of a hot spot for drug exchange and use. This massively rises during events. It's unlikely that the police could safely intervene without causing more trouble.

The building has a long history of trouble and noise during events. It is no longer associated with the Ukrainian community and provides no positive services or impact in the area.

The people who live directly along the block should be directly talked to as the impact on them will be massive. I'm aware that some people move out and sleep at friends or family if there's an event. 7 days a week would be impossible for them to continue any sort of life. This communication should be done privately as there has already been threats and intimidation towards anyone who might object.

Please let me know if you receive this email and/or if you wish to discuss anything further. My telephone number is [REDACTED] and I live at [REDACTED]

[REDACTED]

[REDACTED]

Objection 12

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: Licensing Application: PREM/05399/001
Date: 27 September 2024 10:02:06

From: [REDACTED]
Sent: Thursday, September 26, 2024 4:00 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Licensing Application: PREM/05399/001

Dear Licensing Application, Leeds City Council,

Licensing Application: Prem/05399/001
Association of Ukrainians in Great Britain, 5 Newton Grove
Potternewton, Leeds LS7 4HW

As a resident who lives at number [REDACTED]. I would like to object to the licensing application above on the following grounds:

- The venue is in a built-up residential area in a row of terrace houses. This is not an appropriate place for a club/bar.
- The venue will result in noise pollution and nuisance.
- The venue will result in the increased flow of people traffic coming and going at all times of day and night.
- The venue will increase the litter, street waste and food waste in the area. The area already suffers from significant street litter and fly-tipping.
- The front of the venue is situated behind a large, tall stone wall with a long private path. This is not visible by any CCTV which, opens this area up to anti-social behaviour and violence. Therefore, making it unsafe for the residents of this street.
- The rear of the venue sits on a back street which also sits out of view from CCTV and out of sight if any violence or anti-social behaviour was to occur.
- The risk of significant anti-social behaviour is high because alcohol will be served.
- The venue in general will have a negative impact on the area for all the above reasons and will set the area back.
- The Venue will cause anxiety and effect the health and well-being of the residents and persons who need to sleep and get up for work the next day.

Thank you!

I look forward to hearing from you.

Yours sincerely,

[REDACTED]

[REDACTED]

Objection 13

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: Licensing Application PREM/05399/001
Date: 27 September 2024 10:05:09

-----Original Message-----

From: [REDACTED]
Sent: Thursday, September 26, 2024 11:07 PM
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Licensing Application PREM/05399/001

[REDACTED]

Hi,

I would like to object to the licensing application on the following grounds:

The venue is in a residential area of terraced houses one of them being my family home.

They have been events previously at this venue which caused noise pollution, anti-social behaviour, street littering, human faeces and urine smells in the private pathway behind the stone wall and to the front of the properties.

The venue does not have adequate parking for cars which causes congestion to the front of the property and pavement of Harehills Avenue. And to the rear Back Newton Grove. Where on many occasions I haven't been able to park [REDACTED].

They is also no CCTV available at the front or rear of the property therefore, making it a safe haven for any anti-social behaviour and violence.

Newton Grove is a street of people, various ages, working, retired and vulnerable. Who would not appreciate the loud music and noise pollution of people leaving the venue in the early hours.

I look forward to hearing from you.

Kind regards,

[REDACTED]