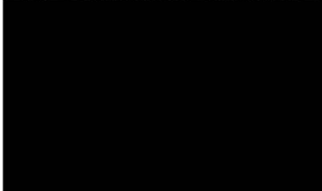




Mr Jonathan Charles Steeples



Environmental Health Services
Leeds City Council
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ

Contact:
Tel:

Our reference: PREM/00471/005
13 November 2024

Dear Mr Steeples

Licensing Act 2003

Name and Address of Premises: Fenton Hotel 161 - 163 Woodhouse Lane, Headingley, Leeds, LS2 3ED,

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 passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- 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 the alleged sources of nuisance described in items 1 to 3 above to continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of a property.
- The potential for disturbance from

We also base our objection on experience including that specifically associated with the premises and the area including data relating to complaints received.

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

The pub is located along a parade, the 2 adjacent ground floor premises are empty, with residential flats above the Fenton and next door at 167a Woodhouse Lane, rented by the University. Woodhouse Lane Police Station occupies 153 Woodhouse Lane at the end of the parade. Please see appendix 1, photograph A.

Description of the applicant venue and the application:

This is an application to increase hours for Licensable activities:

Sale by retail of alcohol

Changing from:

Monday to Wednesday 10:00 - 01:00

Thursday to Sunday 10:00 - 02:00

Changing to:

Every Day 10:00 - 02:00

Performance of live music

Changing from:

Monday to Wednesday: 10:00 - 01:00

Thursday to Sunday 10:00 - 02:00

Changing to:

Every Day 10:00 - 02:00

Performance of recorded music

Changing from:

Monday to Wednesday 10:00 - 01:00 Thursday to Sunday 10:00 - 02:00

Changing to

Every Day 10:00 - 02:00

Entertainment similar to live music, recorded music or dance

Changing from:

Monday to Wednesday 10:00 - 00:00

Thursday to Sunday 10:00 - 01:00

Changing to:

Every Day 10:00 - 02:00

Complaint and other history specific to the applicant premises

23/025791/EPRN25 – 19.4.2023 – complaint about music going on until early hours. Vibrates property, unable to work, EH contacted bar operator. Operator also liaised with complainant and appeared levels were reduced to their satisfaction. Noise from Patrons. Seems they moved some external events where patrons seated back 2300.

22/060535/EPRN25 12.09.2022 – Loud music, noise from bass levels. EH officer contact with pub operator. Turned down speakers. No further action.

21/045861/EPRN25 09.08.2021 Excessive music witnessed by ASB. Passed onto EH, who contacted business, warning letter to business. Closed.

18/038358/EPRN25 and 18/038357/EPRN25 09.06.2018. Complaint by domestic resident about loud music. Excessive music witnessed by LCC out of hours officers. Issued diaries. No further action.

16/84989/EPRN25 03.10.2016 noise complaint about music through the night. No more information.

16/46796/EPRN25 28.05.2016, noise complaint, music. Standard letter sent. No further action.

15/68139/EPRN25 19.10.2015 complaint about music going through structure. Music going beyond hours. EH liaised with operator. Issue resolved.

Variation submitted, December 2014, to extend hours. Hours were extended by 1 hour for:

- Sale of Alcohol
- Late Night refreshment.
- Recorded music.
- Live music
- Opening hours.

No nuisance complaints about the venue received before 2015.

Conclusions reached:

Prior to the variation to extend hours granted January 2015 there were no nuisance complaints associated with the venue. The 2015 increase in hours has coincided with regular issues with music and patron noise. Increasing hours further into night could increase/exacerbate existing issues.

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 sincerely,



Gary Mann
Senior Environmental Health Officer



Appendix 1 - Photograph A