

Loungers UK Limited  
26 Baldwin Street  
Bristol  
BS1 1SE

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

Contact: Vanessa Holroyd

Tel: [REDACTED]

[REDACTED]  
Our reference: PREM/05424/001  
6 November 2024

Dear Sir/Madam

**Licensing Act 2003**

**Name and Address of Premises: 22 - 24 Headingley Central, Otley Road, Headingley, Leeds, LS6 2UE,**

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

[REDACTED]  
Vanessa Holroyd  
Senior Environmental Health Officer

## **PART 1**

### **To be completed by the responsible authority**

#### **Leeds City Council's Environmental Health Service**

#### **Proposed Controlled Measures under the Licensing Act 2003**

**Name and Address of Premises: 22 - 24 Headingley Central, Otley Road, Headingley, Leeds, LS6 2UE,**

The application premises are located on the front parade of shops at the Arndale Centre on Otley Road in a mixed-use area of both commercial and residential properties. This application is for a restaurant/café/bar with opening hours of 08:00 to 23:00 hours Sunday to Thursday and 08:00 hours to 00:00 hours on Friday and Saturday. The sale of alcohol to be from 10:00 hours to 23:00 hours Sunday to Thursday and 10:00 hours to 00:00 hours Friday and Saturday with late night refreshment finishing at 23:00 hours Sunday to Thursday and 00:00 hours on Friday and Saturday. The premises would also benefit from being able to have live music and recorded music from 08:00 hours to 23:00 hours every day due to deregulation.

There has been an increased cumulative impact to the area from people coming far and wide to participate in the 'Otley Run'. This involves having a drink in every licensed premises from Woodies, far into Headingley finishing in the city Centre. This is particularly bad on Saturdays and local residents object to the antisocial behaviour and nuisance that this creates.

This application if granted could allow those customers attending the Otley Run to exacerbate the existing problem as they would be allowed in to purchase alcohol without purchasing a substantial meal. This would also allow future owners to change the business into another bar. Headingley is already saturated with alcohol led premises and doesn't need another. Hence the need for the Headingley Cumulative Impact Policy yet you have not demonstrated how you will promote the licensing objectives and not add to the cumulative impact of this area should this be granted.

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**

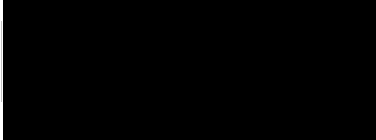
1. At any time that the premises licence has effect the sale of alcohol for consumption on the premises will be ancillary to the service of table meals.
2. The sale/supply of alcohol shall only be made to accompany the sale of food. This does not preclude the sale /supply of alcohol to a person waiting to be seated in the restaurant or at the conclusion.
3. 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.

4. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
5. 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 except for smoking.

**Litter**

6. 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.

Signed:



Dated: 6<sup>th</sup> November 2024

## **PART 2**

**To be completed by the applicant/applicant's representative**

**Leeds City Council's Environmental Health Service**

**Proposed Controlled Measures under the Licensing Act 2003**

**Name and Address of Premises: 22 - 24 Headingley Central, Otley Road, Headingley, Leeds, LS6 2UE,**

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 Health 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: 22 - 24 Headingley Central, Otley Road, Headingley, Leeds, LS6 2UE,**

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 Health Service.

In this instance we understand that Leeds City Council's Environmental Health 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 Health Services  
Leeds City Council  
Seacroft Ring Road Depot  
Seacroft  
Leeds  
LS14 1NZ

**NOT PROTECTIVELY MARKED**



**Leeds District Licensing Department**  
West Yorkshire Police,  
Leeds District Headquarters,  
Elland Road,  
Leeds  
LS11 8BU

Mob: [REDACTED]  
Email: [REDACTED]

Your ref:  
Our ref:

1<sup>st</sup> November 2024

**Entertainment Licensing Section,  
Leeds City Council,  
Civic Hall,  
Leeds. LS1 1UR**

**Cc: Wickworth Sherwood LLP, Arbor, 255 Blackfriars Road, London, SE1 9AX**

**RE: Loungers, 22-24 Headingley Central, Otley Road, Leeds LS6 2UE**

**APPLICATION FOR A PREMISES LICENCE – LICENSING ACT 2003:  
POLICE – LETTER OF REPRESENTATION – ‘QUALIFIED’ OBJECTION – HEADINGLEY CIA**

West Yorkshire Police are of the opinion that the application contains insufficient information about how the applicant intends to meet the licensing objectives for an application within the Headingley CIA.

We therefore confirm that we are submitting a formal representation against the application on the grounds of:-

1. the prevention of crime & disorder
2. public safety
3. prevention of public nuisance
4. protection of children from harm

**NOT PROTECTIVELY MARKED**

# NOT PROTECTIVELY MARKED

However, we are of the opinion that the application would not add to the existing problems in Headingley and that the licensing objectives could be met should the applicant be prepared to incorporate certain identified measures within their operating schedule as additional conditions.

Please find enclosed a document which at **Part 1** contains the suggested measures which this authority considers are proportionate and appropriate to the nature of the application.

Should the applicant be in agreement with the suggested measures then they should signify this by completing and signing **Part 2** of the enclosed form and return the complete document to this office as soon as possible.

Upon receipt of their consent at **Part 2**, it will be taken that the applicant signify their wishes for the licensing authority to amend their operating schedule to incorporate the proposed measures as conditions.

Alternatively should the applicant disagree with the proposed measures, then they should complete **Part 3** and again return the complete document to this office as soon as possible.

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**PART 1 - to be completed by the Responsible Authority:**

**West Yorkshire Police** propose the following control measures / conditions under the Licensing Act 2003 (in **addition** to those that the applicant may have already offered), for the premises:-

**Loungers, 22-24 Headingley Central, Otley Road, Leeds LS6 2UE**

Having considered the application under the Licensing Act 2003 for the above premises, West Yorkshire Police considers that the following measures are relevant, proportionate and necessary in order to promote the following licensing objectives:-

- the prevention of crime & disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

. The CCTV system shall record images to cover all areas of the licensed site to which the public have access (save for toilets). The CCTV system shall record images to cover external areas used by customers. The CCTV system will be of good quality and will contain the correct time and date stamp information. The CCTV system and images will be kept in a secure environment to which members of the public will not be permitted access.

The CCTV shall be checked weekly to ensure it is working correctly and a log maintained of those checks. This log will be kept on the premises for a 12 month period and produced for inspection when requested to do so by an authorised officer.

A register shall be maintained at the licensed premises showing the name, licence number and contact details including telephone number, for the designated premises supervisor and personal licence holders responsible for authorising alcohol sales. This register shall be available for inspection by any authorised officer of the responsible authorities and shall be securely retained by the Premises Licence holder or nominated person for a period of 12 months from the date of the last entry.

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The incident and refusal records shall be securely retained by the licence holder for a period of 12 months after the last entry. Incident and accident records shall be kept in a bound register with consecutively numbered pages.

There will be written policy for dealing with unwell members of the public including those who appear to be affected by alcohol or drugs. All staff will be trained with regards to this policy.

All staff deployed in the serving of alcohol and for managing admission to age restricted premises shall be trained on the correct procedures for age verification, the prevention of proxy sales, the prevention of sales to those who appear intoxicated and for dealing with false and any surrendered identification documents.

Staff training will be carried out at regular intervals. Records will be endorsed by staff and retained on the premises for a 12 month period. Records shall be produced for inspection when requested to do so by an authorised officer.

Patrons are not permitted to remove drinks in open bottles/glasses or other open vessel from the licensed premises save for external areas designated as a beer garden or similar.

Any queue forming outside the premises will be managed by the venue so that it does not cause nuisance or safety issues to other businesses or members of the public.

The sale/supply of alcohol shall only be made to accompany the sale of food. This does not preclude the sale/supply of alcohol to a person waiting to be seated in the restaurant or at the conclusion of the meal.

West Yorkshire Police are satisfied that the proposed measures are not adequately dealt with by other legislation.

By signing the declaration enclosed overleaf at **Part 2**, the applicant agrees to incorporate the proposed measures as conditions within the Operating Schedule for the said premises.

Upon the satisfactory completion of the declaration, West Yorkshire Police will provide notice to the Licensing Authority that our representation is withdrawn in accordance with schedule 10(a) of the Licensing Act 2003 (Hearings) Regulations 2005.

CE [REDACTED] Sarah Blenkhorn  
Leeds District Licensing Officer

NOT PROTECTIVELY MARKED

**NOT PROTECTIVELY MARKED**

**PART 2 – to be completed by the applicant or applicant’s representative:**

Consent for all proposed control measures / conditions under the Licensing Act 2003.

Name & Address of Premises:

**Loungers, 22-24 Headingley Central, Otley Road, Leeds LS6 2UE**

I / We .....

confirm that I am / we are the applicant / the applicants representative (delete as appropriate) for the premises as stated above.

In signing this document-:

- I / we agree with the measures proposed by West Yorkshire Police,
- I / we provide our consent for the Licensing Authority to incorporate the said measures into the operating schedule for the stated premises as conditions, and furthermore,
- I / we confirm the premises will then operate in accordance with those conditions agreed to.

**Signed:**

**Dated:**



**NOT PROTECTIVELY MARKED**

**PART 3 – to be completed by the applicant or applicant’s representative:**

Proposed control measures / conditions under the Licensing Act 2003

Name & Address of Premises:

**Loungers, 22-24 Headingley Central, Otley Road, Leeds LS6 2UE**

I / We .....

confirm that I am / we are the applicant / the applicants 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 the West Yorkshire Police.

In this instance we understand that West Yorkshire Police will maintain their representation to my /our application, which will now proceed to a hearing before the Licensing Sub-Committee, at which I / we will be required to attend.

**Signed:**

**Dated:**

**NOT PROTECTIVELY MARKED**

**Elections and Regulatory Services**  
Civic Hall  
Leeds LS1 1UR

**Private & Confidential**

Loungers UK Limited  
26 Baldwin Street  
Bristol  
BS1 1SE

Contact: Susan Duckworth  
Tel: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

By email: [REDACTED]

1<sup>st</sup> February 2024

**Lounge, 22-24 Headingley Central, Otley Road, Headingley, LS6 2UE**  
**Application for a premises licence under the Licensing Act 2003**  
**Licensing Authority Letter of Representation**

Thank you for submitting your application for a premises licence for the above premises.

The area in which the subject premises is located is a cumulative impact area. Specifically, your application falls within the cumulative impact area of Headingley as described in the Statement of Licensing Policy at paragraphs 7.19 to 7.22 which states:

- 7.19 *The council has assessed crime statistics for the area known as Headingley and has determined that there is an area that is suffering from the cumulative impact of licensed premises and consequently this is leading to problems which are undermining the licensing objectives. Specifically the area is located around North Lane and Otley Road. Maps showing the exact geographical area included in this area can be found in the cumulative impact assessment.*
- 7.20 *Additionally, Headingley suffers from nuisance and crime related to the large number of visitors participating in the 'Otley Run'. This is a largely unorganised pub crawl which starts in Weetwood early afternoon and progresses along Otley Road towards the city centre. This has been an activity undertaken primarily by students however in the last few years it has become more popular with groups of people travelling from outside of Leeds. This influx of people during the weekends and the associated crime, nuisance, and antisocial behaviour, is having a detrimental effect on residents who no longer feel able to use the shops, restaurants, and bars on the Otley Road in Headingley due to large groups of drunk people in fancy dress gathering along the route.*
- 7.21 *In this area the nature of the problems is alcohol related violent crime and nuisance being perpetrated on people visiting this area during specific peak hours. More information on the evidence can be found in the cumulative impact assessment.*

7.22 *It would be inconsistent with the council's duty to promote the licensing objectives to grant new and variation application for any premises licence (on sales, off sales and late night takeaways) that seek to operate during the peak hours, described in the cumulative impact assessment for Headingley or to any application that may encourage participation in the Otley Run.*

I refer you to the council's Cumulative Impact Assessment for Headingley (pages 17-24 of the Cumulative Impact Assessment 2023-25) for further information. This provides both crime data, and the data for the area in which the premises is located.

I refer you to 7.38 to 7.46 of the Policy which describes how applications for premises situated within a designated cumulative impact area for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused and it is for the applicant to demonstrate that their application would not add to the cumulative impact.

I also refer you to 7.45 of the Statement of Licensing Policy which describes examples of factors the licensing authority will not consider as meeting the standard of rebuttal include:

- *That the premises will be well managed and run as all licensed premises should meet this standard.*
- *That the premises will be constructed to a high standard.*
- *That the applicant operates similar premises elsewhere, such as in another licensing authority area, without complaint.*

### Alcohol Licensing Data Matrix

In 2023 the Council updated the Alcohol Licensing Data Matrix. The data used in the Matrix has been updated and is based on areas known as MSOAs. A [MSOA](#) is a geographic area which represents a population of around 7200. By entering the postcode for the premises the matrix displays the ranking of this MSOA against certain data sets. This allows responsible authorities and the licensing authority to establish the problems being experienced in the MSOA. The Matrix also provides an overall ranking against all 107 MSOA areas in Leeds.

The matrix has rated the MSOA concerned (Hyde Park Corner & Woodhouse Cliff – E02006861) as **high**. This MSOA is ranked 12th out of 107 MSOAs in Leeds.

Indicator	MSOA Category	Rank
AUDIT tests scoring 16 or more (higher risk)	Very high	1
Antisocial behaviour - alcohol related, count	Very high	3
Alcohol treatment, all episode counts	Very high	4
Ambulance callouts related to alcohol, count	Very high	8
Stroke emergency hospital admissions ( age std. rate)	High	10
Noise complaints	High	14
Alcohol specific emergency admission count	High	15
Off Licence premises count	High	16
On Licence premises count	High	17
Crime where alcohol flagged, count	High	21
Alcoholic liver disease mortality rate	Medium	24
Violent crime where alcohol flagged, count	Medium	31
Litter complaints	Medium	32
Licensing risk score	Medium	35
Drunk and disorderly, count	Medium	45

Alcohol related harm hospital stays (narrow, age std. rate)	Medium	47
Looked after children	Medium	49

In this MSOA, AUDIT test scores are the highest in the city. Alcohol treatment episodes are also very high, as is ambulance callouts and antisocial behaviour. This strongly indicates an issue of alcohol dependence in the area. This is confirmed by the high rates of stroke emergency admissions and alcohol specific emergency admissions.

Common with other busy alcohol driven areas, this area suffers from a high level of noise complaints and alcohol flagged crime. The density of both on and off licences is high.

Overall, this shows this area suffers from alcohol related crime and disorder and alcohol related concerns for people's safety. The health statistics show that this area has a relatively high number of people who may be suffering from alcohol dependency.

In the Police crime statistics, reproduced on pages 20 – 24 of the Cumulative Impact Assessment, Otley Road features highest for all crime and there are hotspots of crime in the area in which this premises is situated.

The temporal analysis on page 23 provides more details. Otley Road, and North Lane opposite are the busiest of the night time economy streets in Headingley and have peak hours from 2pm right up to midnight.

However, the main emerging issue in this area is the Otley Run. This is fully described on page 24, but the map clearly shows that between June 2020 and May 2022 the area around Otley Road and North Lane is a hot spot for alcohol related crime.

In the conclusions to the Cumulative Impact Assessment (page 62) the Council determined that the assessment in this area relates to all applications whose licensable activities fall within the peak times of 13:00 to 18:00 and 22:00 to 03:00 or, to any application that may encourage participation in the Otley Run. Any application can expect to receive representations from West Yorkshire Police and the Licensing Authority, and applicants should consider potential cumulative impact issues when setting out the steps that will be taken to promote the licensing objectives.

## Your Application

Your application is for a premises licence authorised to sell alcohol Sunday to Thursday 10am to 11pm and Friday and Saturday 10am to midnight. You have sought to open at 8am but have not allowed drinking up time in your closing time so these remain as per the hours for alcohol.

You have offered a range of conditions such as CCTV, Challenge 25 age verification, refusals register, incident register, waiter/waitress service to be available and alcohol only to a person seated at a table. You have suggested a condition that the primary use of the premises will be that of a restaurant, although there is no detail how that would be determined.

I note that your plan does include an external seating area, and this would be considered part of the premises if the licence is granted. I also note the premises will have a substantial bar.

I cannot see where you have addressed access to the premises by people undertaking the Otley Run. You have chosen not to restrict the supply of alcohol only with food, and so people can come into the bar and purchase alcohol on its own, provided they are seated. You have not addressed how queuing, or the outside area will be managed, especially as its likely to be very busy at the weekends.

## Conclusion

As already described the area in which the premises sits is already recognised as an area suffering from the density of licensed premises. There are high levels of crime and disorder in this specific area, enough that the Council have designated it a cumulative impact area. These issues are generally related to the high levels of people, in drink, who use this area late at night. These problems cannot be attributed to one specific premises.

As stated in the Section 182 Guidance issued by the Home Office:

*“In some areas where the number, type or density of licensed premises, such as those selling alcohol or providing late night refreshment, is high or exceptional, serious problems of nuisance and disorder may arise outside or some distance from those premises. Such problems generally occur as a result of large numbers of drinkers being concentrated in an area, for example when leaving premises at peak times or when queuing at fast food outlets or for public transport.*

*Queuing in itself may lead to conflict, disorder and anti-social behaviour. Moreover, large concentrations of people may also attract criminal activities such as drug dealing, pick pocketing and street robbery. Local services such as public transport, public lavatory provision and street cleaning may not be able to meet the demand posed by such concentrations of drinkers leading to issues such as street fouling, littering, traffic and public nuisance caused by concentrations of people who cannot be effectively dispersed quickly.”*

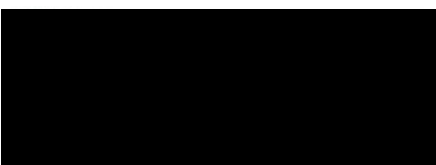
This is certainly the case in this small area of the city. In addition this area suffers from the nuisance and crime related to people following the Otley Run. Licensed premises are often so busy that customers queue outside for hours waiting for entry and are unwilling to move along to the next premises.

Bearing in mind the severity of the problems being experienced in the area, with this area suffering from large number of drinkers concentrated in this area, as well as the complicating factors of dense student housing, and the Otley Run, the Licensing Authority is of the opinion that your application does not contain sufficient information about how granting your licence would not add to the impact already being experienced in the area.

Therefore, the licensing authority submits a formal representation to your application on the grounds of the prevention of crime and disorder, public safety and public nuisance and will recommend to the licensing sub-committee that this application is refused.

Should you have any questions, please contact us.

Yours faithfully



Susan Duckworth  
Principal Licensing Officer  
Entertainment Licensing