



Mr Hiren Ashvin Patel
[REDACTED]

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

Contact: Mrs Kate Rowell
Tel: [REDACTED]

Our reference: PREM/04214/003
7 November 2024

Dear Mr Patel,

Licensing Act 2003

Name and Address of Premises: AP Local, 434 Dewsbury Road, Beeston, Leeds, LS11 7LJ,

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 license, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

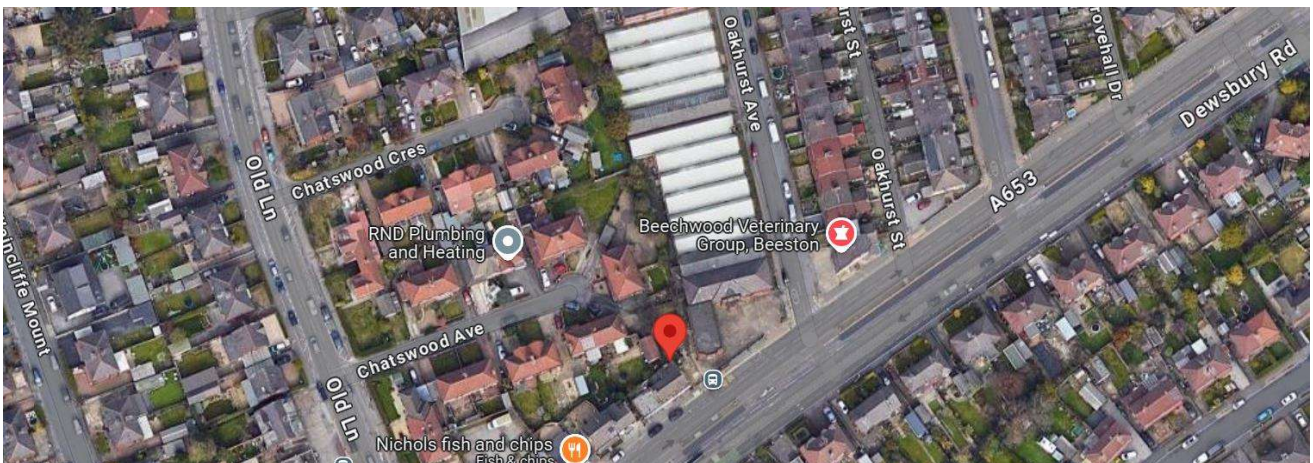
We base our objection on the following matters:

- 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 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.
- That the hours of operation applied for would set a precedent in an area already served by late opening venues. If the precedent was set and other businesses granted such hours then there would be a significant added impact of noise disturbance deeper into the early morning hours to the surrounding residential premises. The existing impact includes noise from loud music and from sources outside such as from customers.
- The potential for disturbance from delivery drivers arriving, idling engines, playing music from their vehicles and from customers idling out the front of the shop after purchasing the alcohol.

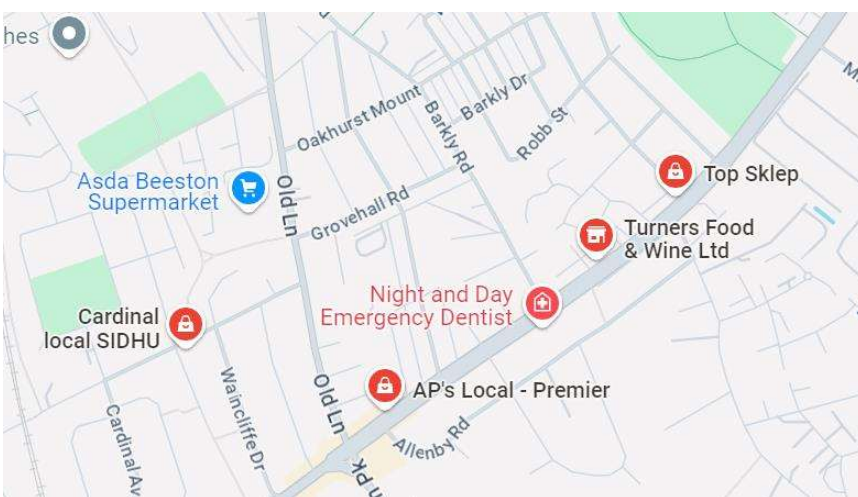
- The application premises are situated within a potential Cumulative Impact Policy area being put to consultation in Beeston. You have not demonstrated how you will promote the licensing objectives and not add to the cumulative impact.

Having read the matters we describe below if you feel we should consider anything else please do not hesitate to contact us.

The Dewsbury Road area in Beeston is a largely residential neighbourhood, with a modest selection of independent businesses along Dewsbury Road, including several bars and takeaway establishments. Notably, Tommy Wass, a nearby bar, holds a license permitting operation until 23:00 Monday through Saturday, with slightly reduced hours on Sundays, closing at 22:30.



The applicant's venue currently operates as an off-license and holds trading hours from Monday to Thursday, 8:00 a.m. to 11:00 p.m, extending on Fridays and Saturdays to 2:00 a.m, and on Sundays until 10:30 p.m. These Friday and Saturday hours are currently the latest operating hours granted to any off-license in the area. Other nearby off-licenses, including Top Sklep, Cardinal Local Sidhu, and Turners Food & Wine, have more limited trading hours, creating a concentrated area of off-licenses as illustrated in the attached map;



The Dewsbury Road vicinity is presently under consideration for designation as a Cumulative Impact Assessment (CIA) area. The potential introduction of a CIA in Beeston raises concerns about displacement effects, where increased off-license activity could shift into this area, potentially leading to detrimental impacts. This neighbourhood has documented issues with antisocial behaviour, social deprivation, and violent crime, with alcohol identified as a contributing factor at a medium level of influence in many incidents.

It is my assessment that permitting this venue to operate with 24-hour alcohol sales would set a precedent for other off-licenses to aspire, in doing so this would likely exacerbate the existing issues, further challenging local authorities and community efforts to address public safety and quality-of-life concerns in the area.

We therefore recommend that the Sub-Committee refuse the application.

We do not believe that further conditions will resolve the application as it stands.

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,

A solid black rectangular box used to redact the signature of the sender.

From:Rowell, Kate
Sent:Thu, 5 Dec 2024 14:37:12 +0000
To:Entertainment Licensing
Subject:Re: PREM/04214/003 - AP's Local, 434 Dewsbury Road, LS11 7LJ

Good afternoon,

I would also like to include additional evidence with regards to this matter in the form of a statement from myself.

"I attended AP Local on 24th October at 3pm to get a better understanding of the area and the proximity of residential premises that may be effected by the application. Upon my arrival, I had to pass a bus stop with a short, wooden fence behind it. As I passed, I noticed that 2 men were sat on the fence with open cans of beer. This was a very short distance between the premises and the fence. There were also a number of school children on the street that were having to pass these men who were drinking to get home. I was at the site for approximately 10minutes and the men didn't move from the spot or catch a bus, they just continued to drink. I'm not implying that the men purchased these alcoholic beverages at this premises, but I wanted this statement to highlight the issues of street drinking within the local community and how close they are to the premises."

Kind regards,
Kate

*Mrs Kate Rowell
Senior Technical Officer
Communities, Housing & Environment
Environmental Health
Phone: [REDACTED]*

My working days are Wednesday Friday. If your enquiry is urgent please contact; EPTeam@leeds.gov.uk
