



## Elections and Regulatory Services

Civic Hall  
Leeds LS1 1UR

Our Ref: A80/JW/LIC/PREM/00808/014

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Date: 23 December 2024

Entertainment Licensing  
Leeds City Council  
Civic Hall  
Leeds  
LS1 1UR

Dear Sir/Madam

### **REVIEW APPLICATION UNDER THE LICENSING ACT 2003 PREM/00808/014 – COCK BECK, PENDAS WAY, STANKS, LEEDS, LS15 8LA**

Please accept this formal representation by an officer on behalf of the Licensing Authority. I am employed as a Senior Liaison & Enforcement Officer within Leeds City Council's Entertainment Licensing Section.

My duties include investigating complaints for licensed/unlicensed premises contrary to the Licensing Act 2003 as well as visiting licensed premises with other agencies to ensure compliance under the Licensing Act 2003, in promoting the four licensing objectives; the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm. I have delegated authority under the said Act.

The above premises has been licensed to sell alcohol under the Licensing Act 2003 since the implementation of the Act in 2005 when the Licensing Authority received an application to convert and vary their Justices' On Licence, from 1964 Act to Licensing Act 2003.

Throughout the years there have been some concerns due to the close proximity of the premises to neighbouring residential properties and noise outbreak, however concerns were mitigated during engagement with the premises licence holder, and enforcement action was not escalated.

In January 2024, the Cock Beck came to the Licensing authority's attention when information was received from a concerned resident that the premises was attracting patrons who were using the outside area in a way that disturbed local residents. The car park in particular was an area in which anti-social behaviour regularly took place, noise from cars, patron noise and fights breaking out. Drugs were reported to be used at the premises, illegal streaming devices and the manager undermined by patrons.

My involvement with the premises began in February 2024 when the premises re-opened following what is believed to be a refurbishment. Local Ward members had received information from a concerned resident that the premises was operating in a way which had total disregard to the four licensing objectives. Shouting, bad language, disorder, noise and violence, all taking place in the outdoor car park area of the premises. Young children running



in car park with no supervision late into the evening and general issues of disturbance surrounding the beer garden benches used by patrons.

The Licensing Authority along with West Yorkshire Police and Environmental Protection Team began engagement with the premises licence holder in order to mitigate any issues at the premises. At this time Erik Seed (now Director of Evergreen Inns Ltd., the premises licence holder) was and remains the designated premises supervisor at the premises.

A meeting was held at the premises on 14<sup>th</sup> March 2024, in which West Yorkshire Police, Environmental Protection Team and I attended. It was agreed that measures suggested by agencies would be implemented at the premises, with the aim of reducing anti-social behaviour and nuisance at the premises and to uphold the four licensing objectives. Due to the agreement and implementation of these measures, the complaint/enquiry was then closed.

In May 2024 further reports were received of nuisance, noise and anti-social behaviour at the premises. The complaint was re-opened and engagement with the premises began again, with dialogue between Environmental Protection Team Officer and the premises.

Information from residents reporting nuisance continued to be received throughout the following months and then again in August 2024 when the reports became more frequent - patrons using the car park engaging in loud and abusive language, causing a disturbance, general anti-social behaviour and observation of patrons reported to be over intoxicated.

Again, a further meeting was arranged on 17<sup>th</sup> September 2024 and the new manager, Kelly Gallagher, was introduced to the Licensing Authority. Measures were agreed at the meeting, and to be implemented at the premises, in particular restrictions on using the car park to the front of the premises.

Nuisance reports continued and more concerningly anti-social behaviour escalated, which resulted in calls to West Yorkshire Police to attend the premises on several occasions. Incidents involved violence and fighting.

Incidents of violence continued to escalate and become more frequent at the premises over the coming weeks. On the 6<sup>th</sup> November 2024, a warning letter was issued by Leeds City Council's Entertainment Licensing to the now premises licence holder Evergreen Inns Ltd., as concerns grew given the seriousness of the incidents, the escalation of violence and also the frequency of incidents.

Reports of violence continued, with incidents happening on 18<sup>th</sup> and 29<sup>th</sup> November 2024. On 7<sup>th</sup> December 2024, West Yorkshire Police were again called to the premises. It was reported that a woman had been severely injured in the car park and a man was arrested on the suspicion of attempted murder.

Due to the increased severity and frequency of incidents at the premises, it was decided that agencies would hold an action plan meeting at Elland Road Police Station to discuss the recent events and put into place a further agreed plan to mitigate any further issues at the premises.

The meeting did go ahead as scheduled, however in the meantime on 11<sup>th</sup> December 2024, the Licensing Authority received a summary review application submitted by West Yorkshire Police. At the interim steps meeting, a decision was taken to suspend the premises licence.

I submit this letter in support of West Yorkshire Police's application to review the premises licence at the Cock Beck public house. Although engagement has continued between the premises and relevant agencies, the four licensing objectives have continued to be compromised, and anti-social behaviour and crime and disorder has escalated in seriousness and frequency at the premises over the last few months.

I am aware that engagement between West Yorkshire Police and the premises licence holder is ongoing, and steps are being discussed with a view to improve the operation of the premises. If talks remain positive and West Yorkshire Police feel modification of the licence is sufficient to address the causes of concern, Entertainment Licensing supports that approach.

Yours faithfully



Miss Jane Wood  
Senior Liaison & Enforcement Officer  
Entertainment Licensing