

Elections and Regulatory Services

Civic Hall
Leeds LS1 1UR

Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Our Ref: [REDACTED]
Contact: [REDACTED]
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Date: 23 December 2024

Dear Sir/Madam

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

I am submitting a formal representation on behalf of Environmental Health (EH) in response to West Yorkshire Police's application to review the Premises Licence. I am a Senior Environmental Health Officer within Leeds City Council's Environmental Health Department. I investigate nuisance commercial complaints under section 79 of Environmental Protection Act 1990 and Licensing Act 2003. I also respond to Licensing consultations in relation to the Licensing objective *Prevention of Public Nuisance*. This letter is submitted to provide information to support that licensing objective *Prevention of Public Nuisance* is not being maintained at the Cock Beck, Pendas Way.

In 2024 complaints in relation to this premises were received through Entertainment Licensing on 26th February. I confirmed with local reporter they experienced noise issues from patrons leaving the premises late at night, children playing in the car park, bad language, and some issues with music. There were also issues with an unauthorised burger Van parked up, which was passed onto planning enforcement.

I contacted Matt Parkinson from Stonegate Pubs who advised the pub was managed through the leased and tenanted side of the business. I arranged a visit to the Premises on March 14th with Designated Premises Supervisor Eric Seed, David Schneider along with Jane Wood from Licensing and Neil Haywood from West Yorkshire Police.

During the meeting on 14th March we outlined the issues and areas where disturbance occurs, the operator agreed to monitor noise, log incidence and also report any corrective action. The operator was advised against extra external seating. I provided advice on monitoring music at the site boundary. The operator agreed that Children should not be on the premises after 2100. This approach had a positive impact as issues quietened down.

Towards the end of May 2024 further reports were received of noise from Patrons in external areas. I received evidence of very raucous behaviour and foul language from patrons during daytime hours. The behaviour was so bad I considered this exceeded the threshold of acceptability and what would be expected living next to a public house. Evidence suggests the operator had little control over patrons. The issues were highlighted to David Schneider, there was some disagreement where the noise was coming from. Weekend 31st May, reports of loud

behaviour, urination in residential gardens and drug taking. The following 2 weeks were quiet but raucous behaviour reported on Saturday 15th June, some loud behaviour during the England football games. But this was accepted.

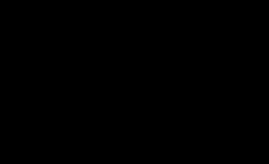
Resident contacted EH in August advising noise had been persistent since the Euro Football Tournament had finished. Issues noted on 16/17th August. We visited the premises on 19th September, met with new manager, noted issues from people waiting for taxis. Advised to keep people inside whilst waiting. Reports of some individuals over intoxicated. Evidence sent to support this

On 16th October 2024 received information detailing numerous occurrences of disturbance, emailed through to David Scheider to request details of incidents and corrective actions taken. Sought to identify particular people causing disturbance. The operator agreed to release people out of the venue via the side door and to stop people from smoking out the front area after 2100.

Report of incident over weekend 2nd November, reported assault on a female and knife discarded. Meeting at the cock Beck on 27th November to overview incidents that occurred on 2nd and 18th November. Which included a mass brawl outside. Further issues have resulted in visits from West Yorkshire Police. Evidence received shows children on the premises late at night, running around the car park. People hanging around the front, talking loud, groups moving frequently in and out of the venue.

The issues were initially noise disturbance, with evidence threatening behaviour between patrons but has escalated into more serious incidents. Noise issues involving patrons can typically be intermittent and the operator has engaged with LCC, but the issues have never been resolved, this has resulted in a long-standing noise complaint with Leeds City Council.

Yours faithfully



Senior Environmental Health Officer
Environmental Health