



**GOSSCHALKS**  
SOLICITORS

By Email and Post  
Entertainment Licensing  
Leeds City Council  
Civic Hall  
Leeds, LS1 1UR

Please ask for: [REDACTED]  
Direct Tel: [REDACTED]  
Email: [REDACTED]  
Our ref: [REDACTED]  
Your ref: [REDACTED]  
Date: 13/12/2024

Dear Sir,

**Re: Licensing Act 2003 – Review Proceedings**  
**The Cock Beck, Pendas Way, Stanks, LS15 8LA**  
**Premises Licence number PREM/00808/13**

We act on behalf of Ei Group Ltd. Our client is the freehold owner of these premises and we have received a copy of the application for summary review of the premises licence issued by PC Haywood on behalf of West Yorkshire Police.

We would be grateful if you would accept this letter as a formal representation on behalf of our client to the full review proceedings which will follow.

Ei Group Ltd owns around 4000 public houses in England and Wales. The vast majority of these premises are the subject of lease/tenancy agreements through which the tenant operates his/her/its own business out of our client's premises. The lease/tenancy agreement makes it clear that all operational responsibility for the premises lies with the tenant. The Cock Beck is the subject of a short term agreement and converted to a fixed term tenancy for 5 years since the 06/08/2024 with the premises licence holder being Evergreen Inns Ltd, the premises licence holder who has been operating these premises since 22/08/2023.

Having read the review papers and discussed matters with the police, It is clear that the issues that having given rise to the review relate to poor management of the premises. The s182 Guidance issued to Licensing Authorities states at para 11.20, *"In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review."*

Our representation is that in these circumstances, an appropriate and proportionate response would be removal of the current designated premises supervisor and possibly the imposition of clear and enforceable conditions relating to management, staff training and policies (particularly drugs awareness).



We would be grateful if you could acknowledge receipt of this representation and advise as to the date of the hearing as our client may wish to expand upon it at the hearing.

Yours faithfully

[Redacted signature]

GOSSCHALKS

[Redacted footer]

**From:** [REDACTED]  
**Sent:** Sat, 14 Dec 2024 22:09:06 +0000  
**To:** Entertainment Licensing  
**Subject:** Closure of The Cock Beck Leeds  
**Importance:** Normal

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I wish to oppose the closure of The Cock Beck . Leeds.

[REDACTED]

The Cock Beck has been a good pub over the 41 years I have gone in there, it had some great landlords in the 80's-90's then others who run into the ground.

Recently [REDACTED] has tried her best to get it up and running again, people were starting to go back in the pub.

It is the actions of a few who as usual spoil it for everyone else.

I feel sorry for local pubs, the government are destroying them...

[REDACTED]

Sent from Samsung Mobile on O2

**From** [REDACTED]  
**Sent:**Sat, 14 Dec 2024 11:23:22 +0000  
**To:**Entertainment Licensing  
**Subject:**Cock Beck

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I would like to raise an objection to the withdrawal of the licence for the cock beck. I don't know how the landlord can be held responsible for what happens outside and how could they stop the conflict of members of the public, the incident with the attempted murder had nothing to do with the pub at all it just so happens it was committed in the carpark. There is no other local pub for people to use in the area and why should hard working people be penalised for the idiots that decide law and order does not apply to them and because there is no repercussions feel free to do what ever they want with no regard to innocent people.  
Kindest regards

[REDACTED]  
Sent from my iPad

**From** [REDACTED]

**Sent:**Sat, 14 Dec 2024 18:46:17 +0000

**To:**Entertainment Licensing

**Subject:**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi. Im writing this in connection of the cockbeck closing , I recently moved to the area and since the pub has opened I have been a regular, the pub staff and people that go in, all I can say is they are a credit to the area helpful and always very friendly will help with anything that's possible, it's brought the community feel back in what this current economic climate felt like we needed with pubs shutting down quite regularly, to shut this pub would have a devastating affect on the community and the people that go in, [REDACTED] and the bar staff go above and beyond to make everyone and anybody feel welcome including family's, I go in a lot with my daughter and all I can say is they do everything to make sure that she has a lovely time, as I did when I was a kid going to the pub with my parents, [REDACTED] has run discos, presentations and fund raisers from the cockbeck for our local rugby team and without her and the pub we wouldn't of been able to do it and wouldn't be able to continue to run the baby sharks junior team. The pub and [REDACTED] are a credit to the community and themselves.

**From** [REDACTED]  
**Sent:**Sat, 14 Dec 2024 11:03:43 +0000  
**To:**Entertainment Licensing  
**Subject:**Closure of Cock Beck

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good Morning ,

To Whom this concerns ,

I am writing in support of the Cock Beck pub after its recent licence revoke .  
I have been going in the Cock Beck for a long time now and must say the recent changes in the pub have been wonderful to see .  
The decor , the quality of the drinks , new TV screens and of course the quiz and bingo nights which are for all the family to enjoy .  
This is a very much a family orientated pub which my two goddaughters regularly enjoy going to .  
The staff work extremely hard and are always polite , they also along running the pub do alot of work alongside homeless charities .  
Alongside general customers , the “ locals that go in “ I am now part of , we have become friends , we do not only drink in the pub together , but help out with with the homeless charity , look after each others pet animals when needed , cook for each other when unwell and socialise outside the pub , it’s a real sense of community .  
There are also a lot of elderly isolated customers that go in and the Cock Beck to them is their only social interaction they get all day .  
If the Cock Beck were to close it would affect many people , it is more than just a pub .

The recent events have been more than unfortunate and all off the local customers and staff are deeply upset about this .  
But surely we need to look at punishing the people involved and looking at ways to stop people like this being on our streets full stop , rather than blame and punish the pub .  
As we are all aware , like the Red Lion on the A64 - if you close a pub , trouble does not stop , it simply moves elsewhere .

Kind Regards

[REDACTED]

Sent from my iPhone

**From** [REDACTED]  
**Sent:**Sat, 14 Dec 2024 10:40:27 +0000  
**To:**Entertainment Licensing  
**Subject:**The Cock Beck

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi there,

Just wanted to drop an email on behalf of our local rugby team on the back to the news regarding The Cock Beck pub in LS15. [REDACTED] and her team at the pub have kindly taken us in after a business man purchased our previous establishment and has not reopened. She has taken in around 40 kids and 30 adults, committing hard earned money to support us and ensure that we have everything we need to keep on offering free rugby league in a impoverished area of this city. Without this offer we was looking at the terrible reality that we may need to fold the club and inform dozens of families we can no longer provide this service, keeping kids active and part of positive team culture. We now fear that due to recent events, which was out of the pubs control, we are back to square one and we are now looking at the same situation we fought so hard against.

More over, in our time in this pub we have been greeted with friendly locals, family oriented events and an overall wonderful atmosphere. As I am sure you see regularly, the minority can easily spoil things for the majority and we ask for leniency in this situation so [REDACTED] and her team can continue working hard for the community and beyond. Do not let the actions of an individual impact more people than it already has.

Warmest regards

The Seacroft Sharks ARLFC committee

**From** [REDACTED]  
**Sent:**Sat, 14 Dec 2024 11:00:30 +0000  
**To:**Entertainment Licensing  
**Subject:**Cock Beck public house ls15

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

With regards to the suspension of the licence at the above premises.

The premises was closed and had been closed for at least 30 mins when the most recent incident occurred the person responsible is not a customer of the pub and has never been so why the pub is being held responsible is beyond me . The only people inside the premises were the landlady and the cleaning staff who all have no connection to any of the people involved in the incident .

Police may have been called previous weeks prior due to again people who are not regular customers of the pub or even the local surrounding community again punishing the local community who use the public house as a hub to meet up with friends and family and enjoy the entertainment . A lot of the regular customers are of the older generation and for some it's their only social time to keep them going .

The landlady and staff are more than capable of maintaining the licence conditions and the standard of behaviour within the premises again any incidents recently have not been regular customers or anyone associated with the premises so to punish the local community by closing the premises especially over Christmas the time when the older generation need social interaction the most is absolutely ludicrous .

It baffles me completely how this has been imposed on the cock beck when local establishments like the travellers rest are still in operation considering there is trouble in there every single week yet a couple of isolated incidents at the cock beck have occurred and now it's been made to close.

The landlady of the cock beck is a very well respected member of our community who also helps the homeless and raises money for various local charities and she is now being penalised at Christmas time for the actions of a couple of idiots whom she does not even know and again the pub was Closed, locked up in line with the license prior to this incident .

The community needs the public house to re open asap

Thanks  
[REDACTED]



**From:** [REDACTED]  
**Sent:** Sat, 14 Dec 2024 10:54:27 +0000  
**To:** Entertainment Licensing  
**Subject:** Cock beck public house

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello I I'm emailing to support and back the cock beck in crossgates Leeds in relation to the latest incident that happened outside of the premises out of pup trading hours last week.

We travel from Bramham ,wetherby to enjoy the use of this pub not just for a drink but for the uplifting high spirited place that it is but because we have never felt so comfortable drinking anywhere else.

All the staff are polite and professional it's a lovely place to meet new friends as there's always a new face and can't thank the team enough for the support they have given me as a stranger to them after my husbands recent illness.

I fully support all at this establishment

Kind Regards  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Sat, 14 Dec 2024 13:54:21 +0000  
**To:** Entertainment Licensing  
**Subject:** Cock beck pub

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Dear all

It is sad to see another local pub closed down due to the actions of a minority. Particularly as those minorities are rarely in the pub and when they do cause trouble the management active ban and utilize pub watch.

It is impossible to be problem free in any pub. the travellers and the station consistently have problems yet the cock beck gets closed.

The council did the same with the red lion closing a local pub for local people. many different types of people use the cock beck and in general there is a real sense of community young old and disabled.

Closing this pub punishes those that frequent the pub and support the local initiative such as feeding the homeless and charity fund raising.

Those that have caused trouble are know to police have rap sheets as long as their arm and should be in jail. You can't police the streets and protect the community but you expect a pub to manage and contain the troublesome few that the council police courts fail to manage effectively on a day to day basis. If law enforcement and councils can't police and protect the public how do you expect a landlord of a pub to do what you fail to do.

So far on our estate you have closed the staging post , red lion , whinmoor at what point do we decide the pub is not the issue and penalizing law abiding pub going local people is not the way forward.

All you are doing is moving the problem of problem people to other pubs. please get your house in order punish and impression the wrong doing minorities on the estate and then perhaps you can lay the blame at others.

Very disappointed that a pub I've been going in for 10 plus years has had these incidents but none of these issues are due to bad management of the pub. Seems there are one rule for other pubs in crossgates and one rule for pubs on our estate.

I look forward to your comments and positive actions supporting local community and working with the people and pub management to keep the pub open rather than adopting draconian measures and closing the only pub left on the estate.

For now and the next 28 days myself and many others will not see each other and will loose touch with good people as we are forced to drink elsewhere.

Hopefully common sense will prevail but if recent history is to be repeated I doubt the council will actively support and will take an easy option to shut the pub and move the problem people elsewhere . The rest of the law abiding citizens suffer as a consequence of the actions of a minority.

Kind Regards



**From** [REDACTED]  
**Sent:**Sat, 14 Dec 2024 13:10:52 +0000  
**To:**Entertainment Licensing  
**Subject:**Cock beck

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

This incident had nothing to do with the pub which was actually closed at the time of the incident  
Fights etc happen every Saturday night In Leeds city centre yet they stay open how is that right.  
The pub is a meeting place for locals that live alone and you would be taking that away from them for no  
valid reason  
Kind regards  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**Sent:** Sun, 15 Dec 2024 14:29:27 +0100  
**To:** Entertainment Licensing  
**Subject:** Cock Beck pub licence suspension.  
**Importance:** Normal

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On the face of it, it seems ludicrous to suspend a licence due to the criminality of one person outside the premises - when it was closed.  
The licensee and owners are being penalised for inadequacies elsewhere in our communities.

It would make as much sense if these officials had banned the use of all Toyota RAV4s within the Leeds boundary.

Note: I have never been in that pub and do not know anyone involved with the business.

[REDACTED]

**From:** [REDACTED]  
**Sent:** Mon, 16 Dec 2024 12:05:17 +0000  
**To:** Entertainment Licensing  
**Subject:** Save our local.

You don't often get email from [REDACTED] [Learn why this is important](#)

HI,,Regarding the closure of the Cock Beck public house . Firstly we are deeply saddend by the tragic events that have taken place ,but a lot of the incidents took place after the pub was closed and by people who were not drinking in the pub!. This could happen anywhere. The cock Beck has been a massive part of mine and my families lives for many years and at no point have we ever felt unsafe being in the pub.Its such a friendly place and always welcoming...This will be the first year in around 20 years we as a family wont be there on Chriatmas Day...The pub is a life line for many and the onley way to socialise in some cases. Hopefully the issues can be put behind the pub and a fresh start can be made.It would be a MASSIVE shame if another pub would have to close for good in the area... Yours Sincerely [REDACTED] and family.

Sent from my Galaxy

**From:**Haywood, Neil  
**Sent:**Mon, 16 Dec 2024 16:05:52 +0000  
**To:**Entertainment Licensing  
**Subject:**FW: Cock beck Leeds 15

Please see attached rep for the Cock Beck Review

Kind regards

PC [REDACTED] Neil Haywood

Licensing Officer [REDACTED] Leeds East & Outer South

[REDACTED]

Leeds District

Elland road Police Station

To report a crime, please ring 101. Always dial 999 in an emergency.



**From:** Leeds District Licensing [REDACTED]  
**Sent:** 16 December 2024 15:29

**To:** Haywood, Neil [REDACTED]

**Subject:** FW: Cock beck Leeds 15

Neil,

FYI [REDACTED] deleted from the generic [REDACTED].

[REDACTED]

**From:** [REDACTED]

**Sent:** 16 December 2024 15:16

**To:** Leeds District Licensing [REDACTED]

**Subject:** Fw: Cock beck Leeds 15

Good afternoon,

We have received this into the Server Team mailbox in Digital Policing.

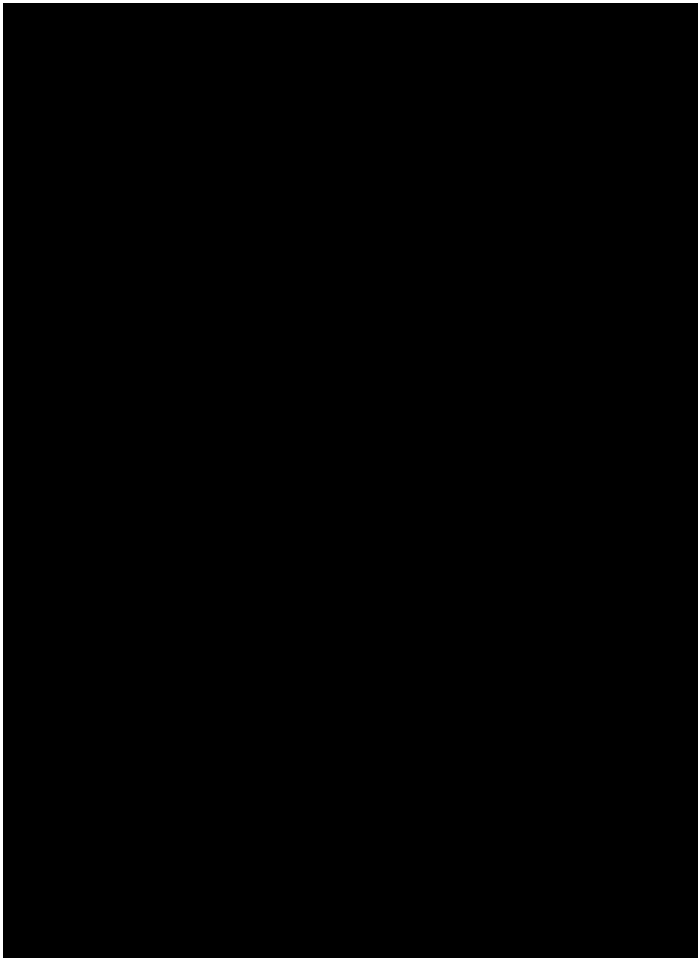
I suspect that this is in support of a pub and may be one more for yourselves.

Kind regards,

[REDACTED]

[REDACTED]





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**Sent:** Monday, December 16, 2024 14:10

**To:** [Redacted]

**Subject:** Cock beck Leeds 15

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[important](#)

[Learn why this is](#)

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If you think it is suspicious, click 'Report Message' in Outlook

Hi to whom it may concern.

I'm just wanting to show my support got the local establishment that caters for local's needs.

It's more than just a pub I can tell you as I run the quiz on Thursday night where done elderly local like to come mix and enjoy the light hearted environment / entertainment.

Yo keep this shut isolated these individuals for the acts of a stupid few who don't use the facilities available.

Thanks

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