

From: [REDACTED]
To: [Entertainment Licensing](#)
Subject: PREM/05361/002 PREM/05361/002 | NYK Leeds, 106 Burley Road, LS3 1JP | Full Variation Application
Date: 07 January 2025 20:53:42

[REDACTED]

Dear sir or madam,

I wish to object very strongly to the application for the extension of opening hours for this takeaway NYK Leeds to 2 AM 7 days a week. It is totally unnecessary to be open until this hour.

There is a great likelihood of disturbance to rest and sleep for the residents, particularly in the flats to the rear of the premises, which is a mainly residential area. This may be exacerbated by increased noise from cars etc visiting the premises, revving, and raised voices if people have been out late, drinking alcohol.

There is also very likely to be increased litter and disease and consequently rats and other vermin, as people are prone to eat in their vehicles and throw their refuse on the kerb. This is already a problem in Little Woodhouse.

Please let me know the outcome of this application.

Yours sincerely,

[REDACTED]

Objection 02

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002 W: Extended opening hours 106 Burley road
Date: 20 January 2025 09:53:49

From: [REDACTED]
Sent: 15 January 2025 22:22
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Extended opening hours 106 Burley road

To whom it may concern I object to the takeaway having their opening hours extended it was under 6months ago that the hours were extended surely this is sufficient. Also it will impact on people living near more noise maybe more litter etc.. Please do not grant them the extended hours

Thank you

[REDACTED] nearby resident

[Yahoo Mail: Search, organise, conquer](#)

Leeds Citizens' Panel: Your Community, Your Voice

Leeds City Council runs the Leeds Citizens' Panel to find out what people in Leeds think, do and need.

[Join Leeds Citizens' Panel](#) to play an important role in shaping your city and local community.

Objection 03

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002
Date: 20 January 2025 10:29:01

From: [REDACTED]
Sent: 17 January 2025 16:07
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Cc: [REDACTED]
Subject: PREM/05361/002

Dear Sir/Madam

The proposal to extend opening hours for this NYK takeaway is highly objectionable, for the residential area as a whole, and particularly for those who live closer by. The noise, especially after midnight, generated by customers arriving and parking, waiting (car radio/music, doors slamming etc) is going to be intolerable. I understand that the current hours were only recently fixed, and that this is a further revision. There are already too many takeaways. They are detrimental to the quality of life for local residents.

Yours sincerely

[REDACTED]
[REDACTED]

Objection 04

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002 FW: NYK Leeds Limited, Burley Road
Date: 20 January 2025 10:34:15

From: [REDACTED]
Sent: 19 January 2025 17:14
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: NYK Leeds Limited, Burley Road

Dear Licensing Authority,

I am contacting you with regards to an application from NYK Leeds Limited for extending the operating hours until 02:00am.

I am a resident at [REDACTED], [REDACTED] the premises of NYK and is next to Westfield Terrace road.

Residents at Westfield Cout already have a major issue with litter dumped around our premises by customers of NYK, almost on a daily basis or every other day. Litter dumped on the nearby street/pavement can be transferred to our premises by wind or sometimes people directly throw the litter in our premises.

This anti-social behaviour is most likely to occur during late night hours.

In addition, Westfield Terrace road is the main road where potential customers of NYK park. There have been instances when people parked on this road late at night hear to loud music or talking loudly, causing noise disturbance to any nearby residents.

I believe the above issues will only become more frequent if NYK is allowed to operate until 02:00am and I would like to ask that the above is taken into serious consideration.

Kind Regards,

[REDACTED]

[REDACTED]



Virus-free www.avg.com

Objection 05

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002 FW: Objection to Extension of Opening Hours at NYK, 106, Burley Rd. Leeds.
Date: 20 January 2025 10:49:19

From: [REDACTED]
Sent: 19 January 2025 21:47
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Objection to Extension of Opening Hours at NYK, 106, Burley Rd. Leeds.

Dear Sir/Madam,

I write to object to the above business, NYK, Burley Rd. Leeds, application to increase their opening hours, even further.

This is a residential area, already, with a higher than acceptable amount of take-away and restaurants, the litter and noise created by customers does nothing to enhance an already poor neighbourhood.

Increasing the opening hours, especially during weekdays, will disrupt / decrease the quality of life of residents.

This business had their opening hours extended only five months ago. Surely, they should consider the people who live in the area and make do with their recently extended hours of opening.

I sincerely hope that the residents do not have to endure more noise and more litter.

Kind regards

[REDACTED]

Objection 06

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002 FW: Objection to NYK late license application Burley Road
Date: 20 January 2025 14:32:51

From: [REDACTED]
Sent: 20 January 2025 13:18
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>; [REDACTED]
[REDACTED]
Subject: Objection to NYK late license application Burley Road

Hello - pls see objection set out below - I'd be grateful if you would confirm receipt - thanks - [REDACTED]

I and many other neighbours are concerned about the new application to trade until 2 AM each evening, especially so soon after the last application which was sensibly rejected by the licensing committee in 2024. This new application shows a disregard for local residents, many of whom are vulnerable and unable to object or find it difficult to have their say. It has been 'sneaked in' during a quiet period and it is only by chance that one resident noticed the discreet notice on the premises and alerted others. Many of whom feel totally disheartened and depressed about the thought of living under such unacceptable conditions.

Due to concerns of possible retribution, please ensure that my name and address is not published and not available to the take away.

Reasons for objection

- 1. The business continues to show disregard for the amenity and welfare of local residents in the general running of the company. This is evident from an application for a late license every single night of the week until 2AM so soon after the last application. Last time round residents were extremely anxious and concerned that the application was going to be approved and that anxiety has now come back for many. Approving this application would have significant effects of the mental health and wellbeing of already vulnerable and suffering residents.*
- 2. Despite promises at the licensing committee and in the previous application there is still an issue with litter. Residents are regularly having to pick litter up from this take away. The litter is usually thrown out of a car after about 11 PM, although it happens other times too.*
- 3. Since the last application I have caught a worker at NYK cleaning a fat-laden and putrid grill into one of the drains adjacent to Westfield court. There have been continued breaches of the environmental enforcement and evidence has*

been provided to environmental health to this effect. I have been advised by environmental health that a fine will be issued.

- 4. Opening until 2AM would make life unbearable for local residents who live next to Westfield Terrace in particular. Some of the residents are vulnerable and with terminal health conditions. There is a direct relationship between the amount of noise and anti social behaviour and how late it is. The later it is the greater the problem. Before this take away opened no-one parked on Westfield terrace in the evenings. Since opening, the terrace has cars parked frequently down one side with NYK customers, right next to residents bedrooms (in some cases, a distance of only a few metres). Many of the customers eat their food in the car, windows open, engine running, loud music blaring, chatting loudly, slamming doors, using car horns, revving engines and to top it all, many just throw their rubbish out into the street. Aside from the noise and sleep disturbance, there has been an increase in rats in the area. If the restaurant do pick litter up (which we all doubt, no-one has seen them) then they most certainly don't do it late in the evening and it's shortly after this time that the rats come out and devour the left-over takeaway*
- 5. It is not just anti-social behaviour from those arriving by car. Late in the evening others are on foot and often sit on the walls outside residents bedroom windows eating their food and those eating in this way are highly likely to discard their rubbish onto the pavement, road or over a wall. Rarely are these customers quiet, often talking loudly to a friend or on the phone.*
- 6. Smells at the rear of the property are still evident, despite the improvements to the flue. The smells are particularly apparent late in the evening. It is acknowledged that the smells are not as awful as they were before the flue improvement but they are still unacceptable. If open until 2AM the flue will be operating and pumping out smells and noise in very close proximity to the bedrooms of at least 6 properties. In two of these properties there are residents with terminal health issues and I am writing this in part to stand up for them.*
- 7. As above re noise from the flue. There has been an improvement but given the very close proximity to bedrooms the noise late in the evening becomes more apparent given the quietness of the surroundings as the evening progresses. This has had the effect of reducing the impact of the flue improvements. This will become even more of a problem in the summer when residents need to have windows open.*
- 8. Opening until 2AM also means bins being emptied later, staff at the rear smoking and chatting on their mobile phones and the general noise associated with such an establishment.*

It is acknowledged that some improvements have been made to the flue but it is the contention of residents that these should have been undertaken anyway from the outset. The true nature of this company is revealed in the ongoing issues, the

quickness of this new application and in the total lack of acknowledgement of the long-suffering residents in the application.

Finally, the licensing committee or the council should consider the cumulative effect of late night take aways, on amenity, air quality, noise, mental health etc. Such applications tend to be in more deprived parts of the city where there are vulnerable residents, who often don't speak up or are unable to. This objection in part speaks on behalf of these people.

Objection 07

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002 FW: Objection to late license for NYK Leeds Fried Chicken 106 Burley Rd take away
Date: 20 January 2025 14:35:10

From: [REDACTED]
Sent: 20 January 2025 14:16
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Objection to late license for NYK Leeds Fried Chicken 106 Burley Rd take away

Objection to late license for NYK Leeds Fried Chicken 106 Burley Rd take away

Due to concerns of possible retribution, please ensure that my name and address is not published and not available to the take away.

I and many other neighbours/residents are concerned about the application to trade at until 2 AM each evening,

Anti Social Behavior on Westfield Terrace and Westfield Road still continues under the present licence this means cars parked with engines running, loud music being played long into the night, which stops residents going to sleep. Take away packaging with sauces, chips, chicken etc just dumped on the road, pavement and outside residents ground floor flats it's a dirty mess. We are having to go round on a daily basis cleaning and removing the trash left.

People eating take aways on the Tesco wall adjoining Westfield Terrace with and all of the above anti social behavior taking place.

There is still oil being poured into the drain which I have witnessed on one occasion.

Please think about the residents it's intolerable now, it is a residential area please refuse this extension.

Please respond to this email you have received

Thank you

Objection 08

From: planning.comments@leeds.gov.uk
To: [Musson, Martyn](#)
Subject: Comments for Licensing Application PREM/05361/002
Date: 20 January 2025 16:15:23

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/01/2025 4:15 PM from [REDACTED]

Application Summary

Address: Ground Floor 106 Burley Road Burley Leeds LS3 1JP

Proposal: Premises Licence - Full Variation

Case Officer: Mr Martyn Musson

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour response

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/01/2025 4:15 PM I feel that the operation of a business between the hours of midnight and 2am in the morning will not be beneficial to the area. There is already an existing problem with cars parking illegally on double yellow lines and blocking entrances etc. The granting of a late night refreshment licence will result in extra traffic, in a residential area. There has recently been an increase in crime in this area - graffiti, break ins and anti-social behaviour. This kind of establishment will not improve that situation.

Kind regards

Objection 09

From: [Musson, Martyn](#)
To: [Musson, Martyn](#)
Subject: FW: PREM/05361/002 | NYK Leeds, 106 Burley Road, LS3 1JP | Full Variation Application - Objection
Date: 21 January 2025 11:57:29

From: [REDACTED]
Sent: 20 January 2025 16:49
To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: PREM/05361/002 | NYK Leeds, 106 Burley Road, LS3 1JP | Full Variation Application - Objection

I wish to object to the application by NYK at 106 Burley Road to extend their hours of opening as detailed below:

Sunday to Thursday: 11:00 to 00:00 hours Friday and Saturday: 11:00 to 01:00 hours To the following:
Sunday to Thursday: 11:00 to 02:00 hours Friday and Saturday: 11:00 to 02:00 hours To accompany the application we have a sound report to address the potential impact to residential dwellings.'

This Take-Away is situated on Burley Road . The main issue is that although NYK faces onto Burley Road, at the rear it backs onto a residential area, its' rear entrance and flue are about 30 yards from the windows of Westfield Court, and it's late operations were previously (see below) extremely disruptive to the inhabitants there.

The owner was previously opening until 02:00 in contravention of the operating license and as a result, was the subject of an Enforcement Case:

24/00006/NCP3 Ground Floor 106 Burley Road. I believe this was superseded when the owner then applied to LCC for an extension until 02:00 and I attended the Licensing Panel hearing on 30th July to represent local residents and object to a late extension.

At the Licensing Panel on 30th July a compromise was accepted. On behalf of the residents I agreed that midnight Sunday to Thursday and 01:00 Friday and Saturday would both meet the needs of the business and the requirements of local residents and the Licensing Panel agreed to that arrangement. I believe the Licensing Panel were appreciative of our efforts to reach a compromise, recognising that although this area is predominantly residential, there needed to be an element of 'give and take' to support small businesses in the area.

That was on 30th July. Less than five months later the owner is seeking to extend the hours of operation up to 02:00 every night. Since the Panel Hearing, the premises have kept to the revised closing times of midnight and 01:00 Friday and Saturday night and residents have been satisfied that this compromise, largely, resolved most of their issues. The owner did promise regular litter sweeps, but (as per the attached video) these seem to be sporadic rather than regular. This video was taken on the morning of Saturday 11th January and I leave you to come to your own conclusions as to how effective the 'litter pick' has been.

There are vulnerable residents in Westfield Court, including children and pensioners and an extension to 02:00 is just not good enough. The application notes there is a sound report attached, but this will not affect the main issue which is customer noise, and there is little the owner can do to ameliorate this. The main issue will be the noise generated by the customers of NYK between midnight and 02:00. NYK itself may try and reduce noise as much as it can, but customers will park up in Westfield Terrace (immediately adjacent to Westfield Court), eat their takeaway with the radio on, the car engine running and talking loudly and then throw their litter onto the pavement. This was happening prior to the hours being agreed as midnight weekdays on 30th July, but under this proposal this will now continue until 02:00, severely impacting on local residents amenity and quality of life.

The residents have already accepted opening times until Midnight on week days, if this is now extended to 02:00 this will become unacceptable and unreasonable. LWCA undertook a survey in 2021 which identified over THIRTY Takeaways within the Little Woodhouse boundaries, we are not short of

Takeaways in the area, but we are short of residential accommodation and it would be unreasonable to subject the residents of Westfield Court to the noise and disruption that an extension of opening hours until 02:00 would inevitably bring. I request that you reject the application and retain the opening hours as agreed less than five months ago.



Objection 09



Objection 09



Objection 09



Objection 09

