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Leeds District Licensing Department
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21st January 2025

Entertainment Licensing Section
Leeds City Council
Civic Hall
Leeds
LS1 1UR

cc. Habtemichael Tsegay Tekle, [REDACTED]

RE: Booze Bin, 77 Brudenell Grove, Hyde Park, Leeds LS6 1HR

APPLICATION TO VARY PREMISES LICENCE – LICENSING ACT 2003:
POLICE – LETTER OF REPRESENTATION – outright objection – Hyde Park CIA

West Yorkshire Police are in receipt of an application to vary the premises licence for the above venue. The application seeks to extend opening hours to 24 hours a day, 7 days a week. West Yorkshire Police are of the opinion that the application contains insufficient information about how the applicant intends to meet the licensing objectives for an application within the Hyde Park CIA.

West Yorkshire Police make an outright objection to the variation on the grounds of:-

1. the prevention of crime & disorder
2. public safety
3. prevention of public nuisance
4. protection of children from harm

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Booze Bin is situated in the main residential area of Hyde Park which is very densely populated and is in the centre of the CIA area. Residents are a mix of students, older retired people as well as families and other sectors of the community who are already extremely distressed at the level of noise, drinking culture and alcohol related ASB.

The Hyde Park cumulative impact area is mainly concerned with the sale of alcohol for consumption off the premises, including premises such as, but not limited to, convenience stores, off licences, home delivery services, late night takeaways etc. This area is saturated with such licensed premises and is a high nuisance area.

The application does not mention how it will not contribute to the problems the area is already faced with.

Brudenell Grove and the immediate surrounding streets are a police hot spot area for serious crime and anti-social behaviour along with 5 other hot spot areas which are between a five and ten minute walk of the premises.

According to the CIA for Hyde Park on page 27 it ranks "very high" for anti-social alcohol related behaviour and ranks "very high" in ambulance call outs related to alcohol. On page 29, Brudenell Road is the top street for crime. The applicant's premises is just off Brudenell Road. On page 29 also, Brudenell road is the top scoring street for incidents in the nighttime economy.

The area is covered by the PSPO (Public Space Protection Order) which was introduced due to the levels of disorder and alcohol related ASB which areas of Inner North West Leeds encountered and this licensing extension does not help the aims of the PSPO to be fulfilled, in fact it would be a hindrance.

- A number of street drinkers congregating causing people to feel intimidated.
- Litter and untidiness around the area from drink related objects including beer bottles and cans. Broken glass littering pavements and around bus stops.
- Public safety concerns around people urinating and vomiting in the street. There have also been examples of street drinkers going into basement doorways and defecating.
- Abuse and verbal threats to shoppers and store assistants from drunken individuals.
- Individuals passed out in the street due to intoxication.
- Hyde Park has had complaints regarding misogynistic comments from drunken males and this has now been specifically written into the PSPO to try and address. Allowing this store to serve alcohol into the night only stands to make this worse, especially given it is close to nighttime economy establishments where females frequent.
- Violent crime linked to drinking alcohol.

Therefore, West Yorkshire Police object to the extension of the hours proposed as it will put the licensing objectives into further jeopardy.

Sarah Blenkhorn
Leeds District Licensing Officer
West Yorkshire Police

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Booze Bin Ltd
40 Cromwell Heights
Thealby Close
Burmantofts
Leeds
LS9 7SQ

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

Contact: Vanessa Holroyd
Tel: [REDACTED]

[REDACTED]
Our reference: PREM/00774/005
2 January 2025

Dear Sir/Madam

Licensing Act 2003

Name and Address of Premises: Booze Bin, 77 Brudenell Grove, Headingley, Leeds, LS6 1HR

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 licence, 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 from customers, delivery drivers and vehicles arriving and leaving, noise from car doors slamming and music from car radios which would continue throughout the night where it may adversely affect sleep and other loss of the use and enjoyment of a property.
- The potential for noise disturbance associated with licensable activities passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- The potential for disturbance from anti-social behaviour due to street drinking affecting those nearby residents 24 hours 7 days a week.
- The application premises are situated within the Hyde Park Cumulative Impact Policy area. You have not demonstrated how you will promote the licensing objectives and not add to the cumulative impact.

We also base our objection on experience including that specifically associated with the premises and the area including data relating to complaints received from members of the public.

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

Description of the surrounding area

The application premises are located on a parade of shops in a residential area with flats directly above.

Description of the applicant venue and the application:

The application is for an off licence to extend its sale of alcohol from 08:00 to 23:00 hours Monday to Saturday and 10:00 hours to 22:30 hours Sundays to 24 hours a day, 7 days a week. There is already a saturation of late night off licences in the area and no mitigation has been provided to ensure that the prevention of public nuisance objective will be met. This residential area of both student and family homes is in an area of urban deprivation and is located in Hyde Park Cumulative impact assessment area with a policy to reduce crime and anti-social behaviour problems and to improve public health issues.

Complaint and other history specific to the applicant premises

There is no history of any noise complaints regarding this business, but it does have an existing terminal hour of 23:00 hours Monday to Saturday and 22:30 hours on Sundays. Also, the premises do not appear to have planning permission for 24/7 opening hours.

Conclusions reached

The potential for noise disturbance is the same whether it is from customers or delivery drivers (which has become the norm in recent years) arriving and leaving to collect or purchase alcohol. As such the residents may be subject to increased noise from vehicles and people visiting the business, raised voices, car stereos, car doors banging, throughout the night which will likely result in sleep disturbance. There will also be the impact from encouraging street drinkers to the area who will have access to alcohol 24 hours a day. The impact can range from increased litter, urination in the street and in peoples' gardens, shouting and abusive language.

We recommend that the Sub-Committee refuse the application.

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

Yours faithfully



Vanessa Holroyd
Senior Environmental Health Officer

Interested Party Representation
(Form IPR1)



Section 1 – Licence application details

Please indicate as appropriate :

I wish to object to the following application:

I wish to support the following application:

Applicant name (if known)
PREM/00774/005
Applicant premises name and address:
Booze Bin, 77 Brudenell Grove
Headingley
Leeds
LS6 1HR

Section 2 – Your personal details

NB : If you are acting as a representative, please go to Section 3.

Title Mr Mrs Miss Other _____

Surname **Hindley**

First name(s) **Jonathan**

Address (incl postcode):
Leeds City Council Public Health Locality & Primary Care Team, 5th Floor-West, 110 Merrion House,
Leeds, LS2 8BB.

Please note that a full copy of your representation (including your name and address) will be sent to the applicant and will be a public document at any hearing of this matter.

Please refer to our Guidance Note – GN-M Guidance on making representations for further information and alternative options.

Section 3 – Representative details

If you are representing someone else please complete details below

Name of Representative/
Organisation **N/A**

Full postal address
(incl postcode) **N/A**

Please indicate capacity:

Representative of Residents Association

Ward Councillor

Parish Council

MP

Trade

Association

Other (please specify) _____

Section 4 – Representation grounds

The representation is relevant to one or more of the following licensing objectives:

Please tick relevant box(es)

Prevention of crime and disorder	X	<input checked="" type="checkbox"/>
Prevention of public nuisance	X	<input checked="" type="checkbox"/>
Protection of children from harm		<input type="checkbox"/>
Public safety		<input type="checkbox"/>

Please select :

I object to the application being granted at all

I object to the application being granted in its current form*

*If you choose this option, remember to tell us in the next section what changes you would prefer to see.

The ground of the representation is based on the following:

I would like to strongly object to this license on the following grounds.

➤ **Prevention of Crime and Disorder.**

The Alcohol Harm Matrix Tool is based on a Home Office Approach it is an accepted metric to apply when considering granting or extend a new alcohol license for off or on sales. It collects certain data points on areas of concern for members of the public, charities, elected members and statutory bodies. The matrix flags up a few serious concerns for this application.

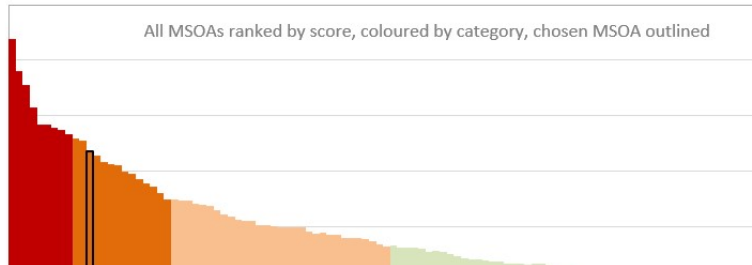
As we can see below from applying the post code to the matrix.

- Alcohol related anti-social behaviour (ASB) is catergorised as **Very High**
- Noise complaints are **High**
- Ambulance callouts, Accident & Emergency admissions and alcohol related episodes are **Very High.**

Granting a extended licence will surely only add to levels of ASB as the operating hours act as a magnet for people to come into the area and looking at the statistics those who may be already intoxicated and fuel further levels in a already high area.

This is a densley populated area where both the Off and On licenced premises count is high and well served for those wishing to buy alcohol. Difficult to see how increasing alcohol sales operating hours would enhance the areas amenties and services, this can only add to the areas problems. This would significantly tie up Police time in dealing with ASB

Enter postcode (no spaces)	...within MSOA:
LS61HR	E02006861
The MSOA ranks 12 out of 107 MSOAs in Leeds	
High 12th	
(where ranking 1 is most harm, and 107 is least)	
This MSOA is in (or mainly within) 'Headingley & Hyde Park' ward.	



- Indicator**
- Deprivation Score
 - Population aged 16 and under
 - Not achieving English & Maths strong pass
 - Looked after children
 - NEET (not in education or training)
 - Alcoholic liver disease mortality rate
 - Alcohol specific emergency admission count
 - Litter complaints
 - Noise complaints
 - Off Licence premises count
 - On Licence premises count
 - Alcohol related harm hospital stays (narrow, age)
 - Antisocial behaviour - alcohol related, count
 - Crime where alcohol flagged, count
 - Violent crime where alcohol flagged, count
 - Drunk and disorderly, count
 - Alcohol treatment, all episode counts
 - Licensing risk score

➤ **Prevention of Public Nuisance**

(Increase of traffic and foot fall through out the night if a 24hr operating off license is granted creating a constant public nuisance for residents in the adjacent terrace housing nearby.) The

area as parties is aware has been a problem for parking due to work, resident and transient student traffic. The constant parking, talking and slamming of car doors can only be a constant source of nuisance, annoyance on local citizens impacting detrimentally to their emotional health. There is a significant volume of rigorous, peer reviewed published academic literature summed up typically in this systematic review [HERE](#) (Traffic Noise and Mental Health: A Systematic Review and Meta Analysis conducted by [Janice Hegewald](#)^{1,2,†}, [Melanie Schubert](#)^{1,†}, [Alice Freiberg](#)¹, [Karla Romero Starke](#)^{1,2}, [Franziska Augustin](#)¹, [Steffi G Riedel-Heller](#)³, [Hajo Zeeb](#)^{4,5}, [Andreas Seidler](#) and published in The International Journal of Environmental Health and Public Health (2020 Aug 25;17(17):6175.).

I would strongly recommend the licensing refuse this extension on the above grounds.

You need to complete this box as fully as possible. If you do not the Licensing Authority may not be able to assess the relevance of your representation.

Please attach supporting documents/further pages as necessary – please number all additional pages.

Try to be as specific as possible and give examples, e.g., on 1 February I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises open until 2am this will cause a nuisance to me and other residents of the street.

Signed: Jonathan Hindley	Date: 09 st January 2025
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Elections and Regulatory Services
Civic Hall
Leeds LS1 1UR

Private & Confidential

Booze Bin Ltd
40 Cromwell Heights
Thealby Close
Leeds
LS9 7SQ

Contact: Susan Duckworth
Tel: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

31st January 2025

By email: [REDACTED]

Booze Bin, 77 Brudenell Grove, Headingley, Leeds LS6 1HR
Application to vary a premises licence under the Licensing Act 2003
Licensing Authority Letter of Representation

Thank you for submitting your application for a premises licence for the above premises.

The area in which the subject premises is in a cumulative impact area. Specifically, your application falls within the cumulative impact area of Hyde Park as described in the Statement of Licensing Policy at paragraphs 7.21 to 7.23 which states:

- 7.21 *The council has assessed crime statistics for the area known as Hyde Park and has determined that there is an area that is suffering from the cumulative impact of licensed premises and as a consequence this is leading to problems which are undermining the licensing objectives. Specifically the area is located between Hyde Park Road, Victoria Road, Cardigan Road and Burley Lodge Road. Maps showing the exact geographical area included in this area can be found in the cumulative impact assessment.*
- 7.22 *In this area the nature of the problems are alcohol related violent crime and nuisance being suffered by people living in this mainly residential area. More information on the evidence can be found in the cumulative impact assessment.*
- 7.23 *It would be inconsistent with the council's duty to promote the licensing objectives to grant new and variation application for any premises licence which seeks off sales and/or late night refreshment*

I refer you to the council's Cumulative Impact Assessment 2018 and specifically pages 19 to 27 for Headingley and Hyde Park, but specifically the conclusions for Hyde Park on Page 21 which describes:

The Hyde Park cumulative impact area is mainly concerned with the sale of alcohol for consumption off the premises, including premises such as, but not limited to, convenience stores, off licences, home delivery services, late night takeaways etc. This area is saturated with such licensed premises and is a high nuisance area.

This is a residential area with a high proportion of the houses split into houses of multiple occupancy and due to the proximity of the Headingley campus, has been an area with a high number of student accommodation.

Over the past five years there has been a switch with many students choosing to live in new high rise student housing blocks in the city centre. Many of the houses of multiple occupancy have been converted back into family houses. However there remains a number of student houses serviced by two 24 hour opening convenience stores, a number of other convenience stores/off licence and late night takeaways. The potential friction between student housing and family housing could lead to increased complaints in this area.

The council considers that the number of premises licences or club premises certificates is at such a level that it would be inconsistent with the promotion of the licensing objectives to grant any further licences or certificates in the Hyde Park area as marked within the blue line on the map and to restrict changes to licensable activities of existing licences

It is the council's policy on receipt of relevant representations, to refuse applications for the sale of alcohol for consumption off the premises and late night refreshment, unless the applicant can show that their operation would not increase the impact of such licensed premises on the area.

I refer you to 7.32 to 7.39 of the Policy which describes how applications for premises situated within a designated cumulative impact area for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused and it is for the applicant to demonstrate that their application would not add to the cumulative impact.

I also refer you to 7.38 of the Statement of Licensing Policy which describes examples of factors the licensing authority will not consider as meeting the standard of rebuttal include:

- That the premises will be well managed and run as all licensed premises should meet this standard.
- That the premises will be constructed to a high standard.
- That the applicant operates similar premises elsewhere, such as in another licensing authority area, without complaint.

Your application

I note that your application is to vary an existing licence for Booze Bin, 77 Brudenell Road. Your existing licence authorises sale by retail of alcohol:

Monday to Saturday 08:00 to 23:00 and Sunday 10:00 to 22:00.

You are seeking to sell alcohol 24 hours a day, every day.

You have not provided any additional measures or taken into account the area.

Alcohol Licensing Data Matrix

In 2021 the Council updated the Alcohol Licensing Data Matrix. The data used in the Matrix has been updated and is now based on a larger area known as MSOA. A [MSOA](#) is a geographic area designed to improve the reporting of small area statistics in England and Wales. MSOAs are built from groups of contiguous LSOAs. The minimum population is 5000 and the mean is 7200. The Organisation Data Service publish files created on their behalf by the Office for National Statistics, which link postcodes to the Middle Layer Super Output Area. This enables the Matrix user to input a postcode, for this to be linked to a MSOA and the data for that MSOA to be ranked against all other areas in Leeds.

By entering the postcode for the premises the matrix displays the ranking of this MSOA against certain data sets. This allows responsible authorities and the licensing authority to establish the problems being experienced in the MSOA. The Matrix also provides an overall ranking against all 107 MSOA areas in Leeds.

I have examined the data provided by the Alcohol Licensing Data Matrix for the postcode of this premises LS6 1HR. This postcode sits within the MSOA E02006861 and is known as Hyde Park Corner and Woodhouse Cliff MSOA. Your premises sits in the southernmost part of this MSOA adjacent to Woodhouse Moor Park.

The matrix has rated the MSOA concerned as **high**. It is ranked 12th highest out of 107 MSOAs for potential alcohol related harm.

Indicator detail for the MSOA your postcode falls within		
Indicator	Category	Rank (1 is most harm)
Alcohol Use Disorders Identification Test	Very High	1
Antisocial behaviour - alcohol related	Very High	3
Alcohol treatment, all episode counts	Very High	4
Ambulance callouts related to alcohol	Very High	8
Stroke emergency hospital admissions	High	10
Noise complaints	High	14
Alcohol specific emergency admissions	High	15
Off licence premises	High	16
On licence premises	High	17
Crime where alcohol flagged	High	21
Alcoholic liver disease mortality rate	Medium	24
Violent crime where alcohol flagged	Medium	31
Litter complaints	Medium	32
Licensing risk score	Medium	35
Drunk and disorderly	Medium	45
Alcohol related harm hospital stays	Medium	47
Looked after children	Medium	49
Not achieving English & Maths strong pass	Low	61
Deprivation Score	Low	66
Population aged 16 and under	Low	102
NEET (not in education or training)	Low	105

This area ranks very high and 1st for AUDIT test scores which is a measure taken by GPs on the amount of alcohol their patient drinks per week. It ranks 4th for alcohol treatment, and 8th for ambulance callouts related to alcohol.

Environmental Health statistics show this area ranks 14th for noise complaints and 32nd for litter complaints. Police statistics show this area ranks very high for alcohol related anti-social behaviour. In fact, this MSOA ranks 3rd amongst the 107 MSOAs. This area ranks 21st and high for crime where alcohol is flagged.

This data points towards an area where adults suffer from alcohol related harm, whether that be directly or indirectly. The very high ranking for AUDIT scoring and alcohol related antisocial behaviour would suggest this area is already suffering from nuisance and alcohol related crime.

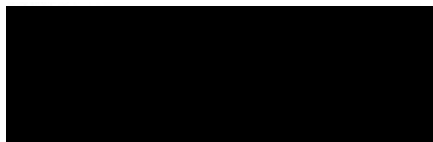
Conclusion

This area is subject to a cumulative impact assessment which concentrates on the nuisance being experienced by residents in the area, relating to late night student parties and other late-night disturbance. Your application fails to show why the licensing authority should depart from its policy and allow you to vary your licence to sell alcohol 24 hours a day.

Bearing in mind the problems being experienced in the area, the request for 24 hours and the lack of any additional measures, the licensing authority submits a formal representation to your application on the grounds of the prevention of crime and disorder, and public nuisance and will recommend to the licensing sub-committee that this application is refused.

Should you have any questions, please contact us.

Yours faithfully



Susan Duckworth
Principal Licensing Officer
Entertainment Licensing