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Environmental Health Services
Leeds City Council
Seacroft Ring Road Depot
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Contact: Hughin Chari

Tel: [REDACTED]

Our reference: PREM/05415/001
11 December 2024

Dear Sir/Madam

Licensing Act 2003

Name and Address of Premises: 393 Dewsbury Road, Hunslet, Leeds, LS11 5LR,

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 associated with licensable activities passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- The potential for noise disturbance associated with licensable activities to break out of the premises or pass through the fabric of the building to cause noise disturbance to nearby residential/business premises.
- The potential for noise disturbance from the use of outside areas whilst smoking/drinking in the area/s provided/whilst arriving/leaving, including that from vehicles.
- The potential for the alleged sources of nuisance described in items 1 to 3 above to continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of a property.

We also base our objection on experience including that specifically associated with the premises and the area.

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 Dewsbury road with a few adjoining businesses and a residential property, across the road from the premises are residential properties.

Description of the applicant venue and the application:

Historically, the application premises used to be a social club that would host events once in a while. The premises will be used for social events, mainly a banquet hall for private functions, to include but not limited to weddings, wakes, birthdays and parties, it may also host live music events and serve food and alcohol.

The applicant is applying for live/recorded music and the sale of alcohol from 13:00pm till midnight, though the initial application wanted to have licensable activities till 2am on weekends.

Planning permission may also be requires for the change of use (Sui Generis).

Conclusions reached

There is potential of disturbance arising from people arriving/leaving with high powered cars, stereos and banging doors. People are likely to park in nearby residential areas as we believe there isn't sufficient parking at the premises. As such, people living in the adjoining property or nearby residential areas may be affected by noise emanating from the premises.

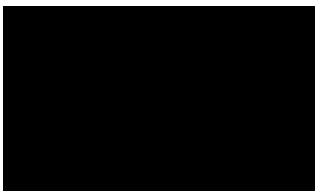
There is also potential of disturbances arising from loud music/patron noise emanating from the premises as the building has a high number of windows which may aid in noise escaping from the premises.

The applicant hasn't demonstrated how they intend on not causing disturbances to the local residents, they haven't offered sufficient conditions in the prevention of public nuisance part.

We recommend that the Sub-Committee refuse the application.

We understand that the Sub-Committee may take a different view and grant the application. We recommend that if that is the case we should be given the opportunity to suggest measures as conditions on the licence. We do not say that conditions would effectively prevent public nuisance but that they may go some way to reducing the potential impact.

Yours faithfully



Hughin Chari
Senior Technical Officer