

## **Agenda for a meeting of the Bradford District Licensing Panel to be held on Tuesday, 20 June 2017 at 1.30 pm in Committee Room 3 - City Hall, Bradford**

### **Members of the Committee – Councillors**

<b>LABOUR</b>	<b>INDEPENDENT</b>
<b>M Slater Swallow</b>	<b>Morris</b>

#### **Notes:**

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.

#### **From:**

Parveen Akhtar

City Solicitor

Agenda Contact: Claire Tomenson

Phone: 01274 432457

E-Mail: [claire.tomenson@bradford.gov.uk](mailto:claire.tomenson@bradford.gov.uk)

#### **To:**



## **A. PROCEDURAL ITEMS**

### **1. DISCLOSURES OF INTEREST**

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

*Notes:*

- (1) Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) Officers must disclose interests in accordance with Council Standing Order 44.*

### **2. INSPECTION OF REPORTS AND BACKGROUND PAPERS**

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic Director or Assistant Director whose name is shown on the front page of the report.



If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Claire Tomenson - 01274 432457)

## **B. BUSINESS ITEMS**

### **3. GIN LOUNGE, 45 BROOK STREET, ILKLEY**

1 - 28

The Assistant Director, Waste, Fleet and Transport Services will present a report, **Document "A"** which outlines an application for a new premises licence for the supply of alcohol and provision of regulated entertainment.

**Members are invited to consider the information and documents referred to in Document "A" and, after hearing individuals, bodies or businesses, determine the related application.**

(Melanie McGurk – 01274 431873)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER



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## **Report of the Assistant Director Waste, Fleet & Transport Services to the meeting of the Bradford District Licensing Panel to be held on 20 June 2017.**

**A**

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### **Subject:**

**Application for a Premises Licence for the Gin Lounge, 45 Brook Street, Ilkley, LS29 8AG**

### **Summary statement:**

**Application for a new premises licence for the supply of alcohol and provision of regulated entertainment.**

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John Major  
Assistant Director  
Waste, Fleet & Transport Services

**Portfolio:**

**Neighbourhoods & Community Safety**

Report Contact: Melanie McGurk  
Senior Licensing Officer  
Phone: (01274) 431873  
E-mail: [melanie.mcgurk@bradford.gov.uk](mailto:melanie.mcgurk@bradford.gov.uk)

**Overview & Scrutiny Area:**

**Corporate**



## 1. SUMMARY

The application is for the grant of a Premises Licence for the supply of alcohol and provision of regulated entertainment.

## 2. BACKGROUND

### 2.1 The applicant

Miss Rachel Yates. A copy of the application is included at Appendix 1.

### 2.2 The Premises

Gin Lounge, 45 Brook Street, Ilkley, LS29 8AG

### 2.3 Proposed Designated Premises Supervisor

Miss Rachel Yates.

### 2.4 Application

The application is for the grant of a Premises Licence to include the first floor. The operating schedule describes the following as the relevant licensable activities applied for:-

- Supply of alcohol
- Provision of regulated entertainment

Hours of licensable activities:

Supply of alcohol/playing of recorded music

Tuesday to Thursday: 11.00 to 23.00

Friday & Saturday: 11.00 to 00.00

Sunday: 11.00 to 23.00

### 2.5 Steps proposed by the applicant to address the Licensing Objectives

a) Prevention of crime and disorder will be achieved by;

We will not tolerate the use of illegal substances and will be happy to put notices up to say so.

We would be happy to take up membership of the local 'pubwatch scheme' and will closely with other bar owners to reduce crime and disorder in the town.

Outside low level lighting will be provided.



b) Public safety will be achieved by;

The bar premises have an escape route/fire door to the rear of the main room.  
The bar should seat between 40 – 50 people with some standing room.  
Responsibilities to ensure the bar does not become over crowded will be met by the senior team member on shift.  
First aid kits will be at various points as well as fire extinguishers. Staff will be trained on first aid.

c) Prevention of public nuisance will be achieved by;

Music in the bar will be low level for ambience only.  
All litter from the bar will be disposed of correctly with the bin storage out the back.  
Daily cleaning of outside areas.  
Loading of supplies takes place at the back entrance.  
Doors of premises will be closed at all times to reduce noise pollution.  
Notices will be placed asking customers to respect the vicinity surrounding areas.  
Smokers will be asked to smoke away from the building.

d) Protection of children from harm will be achieved by;

No children will be allowed on the premises.  
The proof of age scheme 'Challenge 21' will be adhered to and we will be operating an over 25's only policy.  
There will be no gaming/gambling machines.

e) General – all four licensing objectives

We are happy to work with any authorities and interested parties to ensure that the running of the bar is not a nuisance or a disruption to anyone within the vicinity. At present we are considering door supervision to ensure the safety of customers and staff. A personal licence holder will be on premises at all times of expected busier periods. Full training will be undertaken on health & safety and licensing laws.

## 2.6 Relevant Representations Received

### Individual, Body or Business

A letter of representation has been received from a local resident which raises concerns of anticipated noise and disturbance from regulated entertainment and also noise and disturbance by patrons leaving the premises late at night.

The letter of representation is attached at Appendix 2.



### **3. OTHER CONSIDERATIONS**

#### **Legal Appraisal**

- 3.1** The Licensing Act 2003 requires the Council to carry out its various licensing functions so as to promote the following four licensing objectives:
- a) the prevention of crime and disorder
  - b) public safety
  - c) the prevention of public nuisance
  - d) the protection of children from harm
- 3.2** The Council must also have regard to the guidance issued by the Home Office under Section 182 of the Licensing Act 2003. Regard must also be taken of the Council's statement of Licensing Policy for the District.
- 3.3** Where it is decided it is necessary to depart from the statutory guidance or the Licensing Policy on the merits of a particular case; then special reasons justifying this must be given that can be sustained.
- 3.4** Only "relevant representations" can be taken into account. In order to be "relevant" a representation must fairly relate to achieving a licensing objective. If it does not, it must be discounted.
- 3.5** Any licensing conditions that Members may propose attaching must also relate to achieving one of the licensing objectives; be tailored to the actual premises and style of licensable activity; must be reasonably achievable by the applicant and in his/her control.

#### **Statement of Policy Issues**

- 3.6** The following parts of the Licensing Policy are of particular importance; Part 6 (prevention of public nuisance).
- 3.7** The Annexes to the Policy sets out various types of model condition that could be considered.

### **4. OPTIONS**

- 4.1** Members may:
- (a) Grant a premises licence as applied for subject to any mandatory conditions and the precautions specified in the operating schedule submitted.
  - (b) Grant a premises licence subject to such additional conditions relating to achievement of the licensing objectives as members think fit; or
  - (c) Refuse the application for a premises licence.





**4.2** Should the applicant or any other party to the hearing feel aggrieved at any decision with regard to the licence or to any conditions or restrictions attached by Members they may appeal to the Magistrates Court.

**5. FINANCIAL & RESOURCE APPRAISAL**

There are no apparent finance or resource implications.

**6. RISK MANAGEMENT AND GOVERNANCE ISSUES**

There are no apparent risk management and governance implications.

**7. LEGAL APPRAISAL**

Referred to in part 3 of this report.

**8. OTHER IMPLICATIONS**

**8.1 EQUALITY & DIVERSITY**

The Council has to comply with the public sector equality duty in S.149 Equality Act 2010.

**8.2 SUSTAINABILITY IMPLICATIONS**

There are no apparent sustainability implications.

**8.3 GREENHOUSE GAS EMISSIONS IMPACTS**

There are no apparent implications.

**8.4 COMMUNITY SAFETY IMPLICATIONS**

When determining the application the Licensing Authority is required to pay due regard to the licensing objectives referred to in 3.1 of this report.

**8.5 HUMAN RIGHTS ACT**

The following rights are applicable:

Article 1 First Protocol to the Convention – Right to peaceful enjoyment of possessions subject to the state's right to control the use of property in accordance with the general interest. The Council's powers set out in the recommendations fall within the states right. A fair balance must be struck between public safety and the applicant's rights.



Article 6 – A procedural right to a fair hearing. As refusal of the application is an option, adherence to the Panels' usual procedure of affording a hearing to the applicant is very important. The applicant should also be able to examine the requirements of the fire authority. If the decision is to refuse then reasons should be given.

**8.6 TRADE UNION**

Not applicable.

**8.7 WARD IMPLICATIONS**

Ward Councillors have been notified of receipt of the application.

**9. NOT FOR PUBLICATION DOCUMENTS**

None.

**10. RECOMMENDATIONS**

Members are invited to consider the information and documents referred to in this report and, after hearing individuals, bodies or businesses, determine the related application(s).

**11. APPENDICES**

1. Application form received 27 March 2017.
2. Letter of representation.

**12. BACKGROUND DOCUMENTS**

Application form, plan etc.



MAIL PRINT  
27 MAR 2017  
SCAN STORE

City of Bradford MDC  
www.bradford.gov.uk

Licensing Team, Argus Chambers, Hall Ings, Bradford, BD1 1HX

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I/we RACHEL YATES

(Insert name(s) of applicant) apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description <u>45 BROOK STREET, ILKLEY, LS29 8AG.</u>	
Post town	Post code

Telephone number at premises (if any) N/A.

Non domestic rateable value of premises £ 25,000

Part 2 – Applicant Details

Please state whether you are applying for a Premises Licence as:

- Please tick as appropriate
- a) an individual or individuals\*  please complete section (A)
  - b) a person other than an individual\*
    - i. as a limited company  please complete section (B)
    - ii. as a partnership  please complete section (B)
    - iii. as an unincorporated association or  please complete section (B)
    - iv. Other (for example a statutory corporation)  please complete section (B)
  - c) a recognised club  please complete section (B)
  - d) a charity  please complete section (B)
  - e) the proprietor of an educational establishment  please complete section (B)
  - f) a health service body  please complete section (B)
  - g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital  please complete section (B)

- g) a person who is registered under Chapter 2 of part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- h) the chief officer of police of a police force in England and Wales


please complete section (B)

please complete section (B)

\*If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a

- Statutory function; or
- A function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

Surname:  First names:

Please tick yes

I am 18 years old or over

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr.  Mrs.  Miss  Ms  Other title (for example, Rev)

Surname

First names

N/A

Please tick yes

I am 18 years old or over

Current postal address if different from premises address

N/A

Post Town

Postcode

Daytime contact telephone number

E-mail address (optional)

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	N/A
Address	N/A.
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc.)	
Telephone number (if any)	
E-mail address (optional)	

**Part 3 - Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
01	05	2017

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

THE PROPERTY IS A TERRACE ADJACENT TO HOMEWARE SHOP ON ONE SIDE AND EMPTY UNIT ON THE OTHER SIDE. GIN AND COCKTAIL LOUNGE, SERVING PEOPLE OF AGES 25 YEARS OLD AND ABOVE ONLY.

PREMISES WILL BE USING ONLY THE 1ST 2 FLOORS OF THE FOUR FLOORS OF THE PROPERTY.

FLOOR 1 WILL BE SEATING AREA + BAR

FLOOR 2 WILL BE STORAGE AND TOILET AREA

FLOOR 3 + 4 WILL BE USED AS STAFF AREA + LIVING

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

**Provision of regulated entertainment**

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performance of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

✓

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

**A**

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both		
Tue						
Wed				State any seasonal variations for performing plays (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						

**B**

Films Standard days and timings (please read guidance note 6)			Will the exhibition of a films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both		
Tue						
Wed				State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<b>Please give further details (please read guidance note 3)</b>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	
<b>Mon</b>			<b>State any seasonal variations for indoor sporting events (please read guidance note 4)</b>
<b>Tue</b>			
<b>Wed</b>			
<b>Thur</b>			
<b>Fri</b>			<b>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list. (please read guidance note 5)</b>
<b>Sat</b>			
<b>Sun</b>			

**D**

<b>Boxing or wrestling entertainment</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)</b>	
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Indoors</b>	
<b>Mon</b>			<b>Outdoors</b>	
<b>Tue</b>			<b>Both</b>	
<b>Wed</b>			<b>Please give further details here (please read guidance note 3)</b>	
<b>Thur</b>				
<b>Fri</b>				
<b>Sat</b>				
<b>Sun</b>			<b>State any seasonal variations for the boxing or wrestling entertainment (please read guidance note 4)</b>	
			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list. (please read guidance note 5)</b>	



**E**

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list. (Please read guidance note 5)		
Sat					
Sun					

**F**

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	✓
				Outdoors	
				Both	
Day	Start	Finish			
Mon	CLOSED		Please give further details here (please read guidance note 3) LOW LEVEL MUSIC PROVIDED MAINLY AS BACKGROUND MUSIC		
Tue	11.00	23.00			
Wed	11.00	23.00	State any seasonal variations for the playing of recorded music (please read guidance note 4) N/A		
Thur	11.00	23.00			
Fri	11.00	24.00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list. (please read guidance note 5) N/A		
Sat	11.00	24.00			
Sun	11.00	23.00			

**G**

<b>Performance of dance</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)</b>	<b>Indoors</b>				
				<b>Outdoors</b>				
				<b>Both</b>				
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here (please read guidance note 3)</b>					
Mon								
Tue								
Wed						<b>State any seasonal variations for the performance of dance (please read guidance note 4)</b>		
Thur								
Fri						<b>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list. (please read guidance note 5)</b>		
Sat								
Sun								

**H**

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			<b>Please give a description of the type of entertainment you will be providing</b>					
			<b>Will this entertainment take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)</b>	<b>Indoors</b>				
				<b>Outdoors</b>				
				<b>Both</b>				
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here (please read guidance note 3)</b>					
Mon								
Tue								
Wed						<b>State any seasonal variations for the entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</b>		
Thur								
Fri						<b>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list. (please read guidance note 5)</b>		
Sat								
Sun								

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times to those listed in the column on the left, please list. (please read guidance note 5)		
Sat					
Sun					

**J**

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
Day	Start	Finish		Off the premises	
Mon				Both	
Mon			State any seasonal variations for the sale of alcohol (please read guidance note 4)		
Tue					
Wed			SALE OF ALCOHOL WILL BE ONLY AT TIMES STATED ON THE COLUMN ON THE LEFT.		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the sale of alcohol at different times to those listed in the column on the left, please list. (please read guidance note 5)		
Sat					
Sun					

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name RACHEL YATES

Address LEBOS ROAD  
ILKLEY

Postcode LS29 8DH

Personal licence number (if known) TBF

Issuing licensing authority (if known) TBF

**K**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

N/A NO CHILDREN WILL BE ALLOWED  
ON PREMISES

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)	
Day	Start	Finish		
Mon	CLOSED		N/A	
Tue	11.00	23.30		
Wed	11.00	23.30		
Thur	11.00	23.30		
Fri	11.00	00.30		
Sat	11.00	00.30		
Sun	11.00	23.30		

Non standard timings. Where you intend to open the premises to be open to the public at different times from those listed in the column on the left, please list. (please read guidance note 5)

N/A.

## M

Describe the steps you intend to take to promote the four licensing objectives:

a) General - all four licensing objectives (b, c, d, e) (please read guidance note 9)

WE ARE HAPPY TO WORK WITH ANY AUTHORITIES AND INTERESTED PARTIES TO ENSURE THAT THE RUNNING OF THE BAR IS NOT A NUISANCE OR A DISRUPTION TO ANYONE WITHIN THE VICINITY. AT PRESENT WE ARE CONSIDERING OUR SUPERVISION TO ENSURE THE SAFETY OF CUSTOMERS + STAFF. A PERSONAL LICENCE HOLDER WILL BE ON PREMISES AT ALL TIMES OF EXPECTED BUSIER PERIODS. FULL TRAINING WILL BE UNDERTAKEN ON HEALTH + SAFETY + LICENSING LAWS.

b) The prevention of crime and disorder

WE WILL NOT TOLERATE THE USE OF ILLEGAL SUBSTANCES AND WILL BE HAPPY TO PUT NOTICES UP TO SAY SO. WE WOULD BE HAPPY TO TAKE UP MEMBERSHIP OF THE LOCAL "NEIGHBOUR WATCH" SCHEME AND WILL WORK CLOSELY WITH OTHER BAR OWNERS TO REDUCE CRIME + DISORDER IN THE TOWN. OUTSIDE LOW LEVEL LIGHTING WILL BE PROVIDED.

c) Public safety

THE BAR PREMISES HAVE AN ESCAPE ROUTE/FIRE DOOR TO THE BACK OF THE MAIN ROOM. THE BAR SHOULD BE AT BETWEEN 40-50 SEATS WITH SOME STANDING ROOM. RESPONSIBILITIES TO ENSURE THE BAR DOES NOT BECOME OVER CROWDED WILL BE MET BY THE SENIOR TEAM MEMBER ON SHIFT FIRST AND KIDS WILL BE AT VARIOUS POINTS AS WELL AS FIRE BRIGADIER(S). STAFF WILL BE TRAINED ON FIRST AID.

d) The prevention of public nuisance

MUSIC IN THE BAR WILL BE LOW LEVEL FOR AMBIENCE ONLY. ALL LITTER FROM THE BAR WILL BE DISPOSED OF CORRECTLY WITH BIN STORAGE OUT THE BACK & DAILY CLEANING OF OUTSIDE AREAS. LOADING OF SUPPLIES WILL TAKE PLACE AT THE BACK ENTRANCE. DOORS OF PREMISES WILL BE CLOSED AT ALL TIMES TO REDUCE NOISE POLLUTION. NOTICES WILL BE PLACED ASKING CUSTOMERS TO RESPECT THE VICINITY SURROUNDING AREAS. SMOKERS WILL BE ASKED TO SMOKE AWAY FROM BUILDING.

e) The protection of children from harm

NO CHILDREN WILL BE ALLOWED ON THE PREMISES. THE PROOF OF AGE SCHEME "CHALLENGE 21" WILL BE ADHERED TO AND WE WILL BE OPERATING AN OVER 25'S ONLY POLICY. THERE WILL BE NO GAMING/CASINO MACHINES.

Please tick to indicate agreement

- I have made or enclosed payment of the fee **TO PAY VIA TELEPHONE**
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

✓
✓
✓
✓
✓

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 4 – Signatures** (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent. (See guidance note 11). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	23.03.17
Capacity	PREMISES SUPERVISOR AND OWNER

For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent. (please read guidance note 12). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	
Capacity	

Contact Name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

MISS RACHEL YATES LEEDS ROAD	
Post town ILICLEY	Post code LS29 8DH
Telephone number (if any)	
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) 21we.co.uk	

Notes for guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



Licensing Team, Argus Chambers, Hall Ings, Bradford, BD1 1HX

Consent of individual to being specified as premises supervisor

I RACHEL YATES (full name of prospective premises supervisor)

of LEEOS ROAD, ILLLEY  
LS29 7DH (home address of prospective premises supervisor)

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for the grant of a Premises Licence by MISS RACHEL YATES (full name of applicant)

relating to a premises licence BD/..... (number of existing licence, if any)

for 45 BROOK STREET  
ILLLEY LS29 8AG

(name and address of premises to which the application relates) and any Premises Licence to be granted or varied in respect of this application made by.....

MISS RACHEL YATES (full name of applicant)

concerning the supply of alcohol at 45 BROOK STREET, ILLLEY  
LS29 8AG

..... (name and address of premises to which application relates).

I also confirm that I am applying for, intend to apply for or currently hold a Personal Licence, details of which I set out below.

(BOOKED FOR 12/4/16. LEEOS COMORALIAN HOTEL)

Personal Licence number TBF

(insert personal licence number, if any)

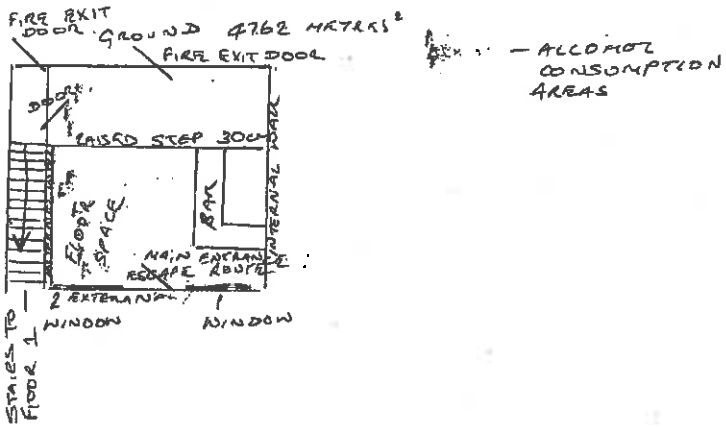
Personal licence issuing authority TBF

(insert name and address of personal licence issuing authority)

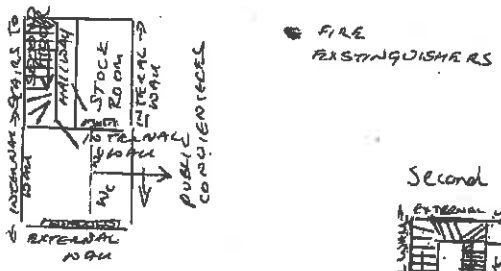
..... Signed

RACHEL YATES Name (please print)

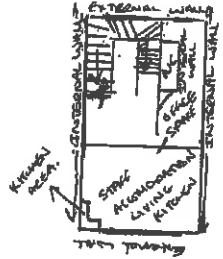
23.03.17 Dated



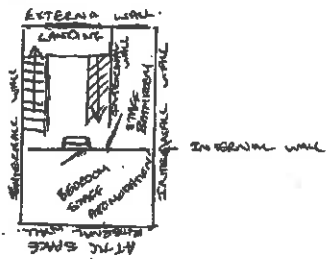
FIRST FLOOR 23.77 METRES<sup>2</sup>



Second floor 14.84 METRES<sup>2</sup>



Third floor 19.18 METRES<sup>2</sup>



**RETAIL**

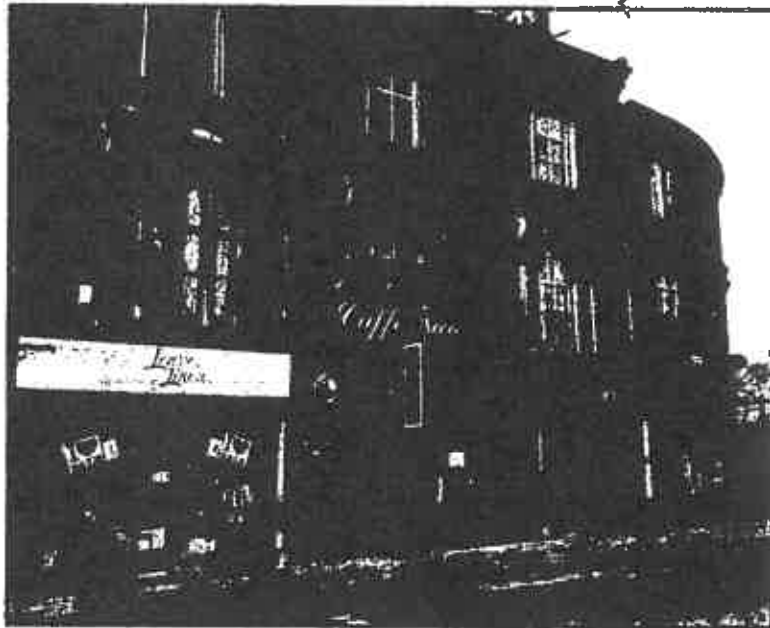
www.cartertowler.co.uk

**CARTERTOWLER**  
CHARTERED SURVEYORS

**TO LET**

**PROMINENT RETAIL UNIT  
SALES 512ft<sup>2</sup> (47.64m<sup>2</sup>)**

*PROPOSED  
SITE*



- **Prominent roadside position**
- **Town Centre location**
- **Potential for many uses (subject to consents)**
- **New lease**

**45 BROOK STREET  
ILKLEY  
LS29 8AG**

Goldnet House, Queen Street, Leeds LS1 2TW  
Fax: 0113 245 4175  
enquiries@cartertowler.co.uk

**0113 245 1447**

**45 Brook Street, Ilkley LS29 8AG**

**LOCATION**

Situated in the Wharfe Valley, Ilkley, is a very popular and affluent Spa Town located on the A65 between Leeds (approximately 15 miles south-east) and Skipton (approximately 10 miles north-west), and with other major centres such as Bradford and Harrogate also within easy reach.

The centre of Ilkley has an excellent range of shopping facilities which combines a mix of national and local retailers interspersed with a good variety of restaurants, bars and cafes. The centre is popular with locals and tourists alike.

The subject property is prominently situated on Brook Street close to its intersection with Leeds Road (A65) and directly opposite The Crescent Hotel. Brook Street is the prime shopping street in the centre of the town. Nearby retailers include Costa Coffee, Boots, Café Nero, Greggs and The Co-op.

**DESCRIPTION**

The unit comprises a small ground floor retail unit with additional accommodation on three upper floors. The premises are currently used as a café with the benefit of A3 use and is fitted out to include a kitchen area to the rear and seating to the front. The accommodation on the upper floors includes staff w/c's and kitchen, office and storage areas.

**ACCOMMODATION**

The property has the following approximate net internal floor areas:-

Ground floor	512ft <sup>2</sup>	(47.64m <sup>2</sup> )	BAR AREA
First floor	256ft <sup>2</sup>	(23.77m <sup>2</sup> )	TOILETS
Second floor	180ft <sup>2</sup>	(14.84m <sup>2</sup> )	STAFF ACCOMMODATION
Third floor	208ft <sup>2</sup>	(19.18m <sup>2</sup> )	STAFF ACCOMMODATION
<b>TOTAL</b>	<b>1,134ft<sup>2</sup></b>	<b>(105.43m<sup>2</sup>)</b>	

**45 Brook Street, Ilkley LS29 8AG**

**RATING**

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
Shop and Premises+	£25,000
UBR 2016/2017	£0.497

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Authority as to the current rate liability.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

The property has an Energy Performance Asset Rating of E102. Further information can be provided.

**LEASE TERMS**

The property is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of **£27,500 per annum exclusive of VAT, business rates, utility costs, insurance and all other outgoings.**

**VIEWING / FURTHER INFORMATION**

For further information or to arrange a viewing please contact the sole letting agents:-

**CARTER TOWLER LIMITED**  
0113 245 1447

Pete Bradbury  
[petebradbury@cartertowler.co.uk](mailto:petebradbury@cartertowler.co.uk)

Louise Morrison  
[louisemorrison@cartertowler.co.uk](mailto:louisemorrison@cartertowler.co.uk)

(Ref: PB.SC.17005)  
Details prepared January 2017



**goad** www.goadplans.co.uk  
www.goadplans.co.uk  
0845 6018011  
goad.sales@uk.experian.com

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**CARTER TOWER**  
0113 245 1417

# Appendix 2

Castle Gate  
Castle Road  
Ilkley  
West Yorkshire  
LS29 9DF

Licensing Team  
City of Bradford Metropolitan District Council  
Directorate of Environment & Sport  
3<sup>rd</sup> Floor, Argus Chambers  
Hall Ings  
Bradford  
BD1 1HX  
Email : [licensingteam@bradford.gov.uk](mailto:licensingteam@bradford.gov.uk)

22 April 2017

**Reference: Application for sale of alcohol and playing of recorded music at 45 Brook Street, Ilkley, LS29 8AG**

The reasons why this application should be refused are:-

- 1 There are residential flats above the shops on both sides adjoining these premises.
- 2 There are also residential flats above The Crescent Hotel, opposite No 45 Brook Street.
- 3 Both The Dalesway Hotel and The Crescent Hotel have rooms available for tourists.
- 4 New Brook Street, which leads down from Brook Street to the river, has flats over a shop and there are also 17 flats which are mostly occupied by retired people which would also be affected.
- 5 The Notice applying for this licence was not displayed on the front window of the shop where passing people would see it, but was displayed on a side window by the entrance door, which is set back a considerable distance where nobody can see it. I wonder if this was deliberate in order to stop the public knowing about this application?
- 6 Another concern is the effect of anti-social behaviour on the town of Ilkley. As with a lot of the establishments in Ilkley, most have now also put chairs and tables on a public pavement outside their premises, possibly to allow for the smoking population. If this were also to happen the pavement is quite narrow near the traffic lights; this would cause an obstruction and the general public having to navigate a passage through smokers and potential drunk people, surely this should not be acceptable? The back entrance of 45 Brook Street is a private yard where the general public should have no access so this could not be used for smoking purposes.

The main factor is that if this application were to be approved this would affect many people by the noise of the music and the anti-social nature of the business, and when people leave the premises late at night and early in the morning at the weekend.

There are at present at least 10 licensed premises and one night club within 200 yards of 45 Brook Street, surely this is enough?