

[REDACTED]

**From:** [REDACTED]@icloud.com>  
**Sent:** 04 January 2022 20:18  
**To:** Licensing Team <Licensing@bradford.gov.uk>  
**Subject:** application no 222027 submitted by Fred Harman in relation to Unit 10, 42A Nelson Road

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Dear Sirs,

I hope this email finds you well.

I am writing in regards to **application no 222027** submitted by Fred Harman on 17th December 2021 for a premises license for the sale by retail of alcohol under the company 'The Selfish Spirits co', from the premises of Unit 10, 42A Nelson Road, Ilkley, LS29-8HN.

Along with my neighbours I wish to object to the premises license for the sale of alcohol and recommend it be declined, I have outlined my reasons below:

Firstly, the premises is unsuitable for the use as a retail space. The storage units at this location were recently re-built with planning permission granted that included conditions of use, stating that the premises are to be used for storage purposes only. I refer to the Bradford Council Planning portal case reference 17/01668/FUL: "In view of the restrictions of the site, and proximity to residential properties, it is suggested that a planning condition be attached to limit the use of the Units to storage purposes only and they shall not be used for distribution purposes within the B8 Use Class. Use for distribution or as a depot would attract more frequent traffic activity and more frequent visits to the site than just storage."

The conditions outlined by the Bradford Council Planning office, Ilkley Town Council and Ilkley Parish Council have been put in place to protect the residential properties that are in close proximity to these units. As mentioned above the use of this storage garage as a retail space is inappropriate and causes great concern to my neighbours and myself. I understand that it can be difficult to get a true representation for the type of property this is solely by written word only, therefore I have attached several photographs to illustrate the location of the storage garages, specifically unit 10 at 42A Nelson road, and the close proximity of such garages to the residential homes of Nelson Road that would be negatively effected by a retail space/distribution of alcohol.

Secondly, The use as a retail space with proposed opening hours of 8am to 10pm 7 days a week would increase the amount of traffic to this area considerable from businesses only visiting one or twice a week/month, usually between the hours of 9am-5pm. The increased traffic to the area and the sale of alcohol from this storage unit puts the households at greater risk of crime and infringes further of the households privacy. Currently the only people with access to this area are those that own and rent the storage units, which is currently locked at night.

The increased traffic caused by this storage unit becoming a retail space would also cause public nuisance and noise disturbance. The acoustics of the yard means sounds is greatly increased, a lot of the houses in this block are occupied by families with children who would be disturbed by this potential change in use, more frequent access and greater hours of access.

I note that there is already a parking issue and limited parking on Nelson Road, which has been restricted by parking permits. Furthermore the very limited parking spaces in the yard where the garage unit 10 is located (which were added as another condition to planning) are already in use by other storage units. If the storage unit was used for retail or distribution this would further add to the already existing parking issues.

Finally, there are plenty of retail spaces available to rent across Ilkley which I believe would be more suitable for the sale of alcohol by retail.

As Mr Harman has not applied or been granted change of use from a storage unit the granting of this licence would be in conflict of the conditions put on the premises at 42A Nelson Road. I confirm I will be contacting Bradford Council Planning office to make them aware of this violation in the planning conditions in regards to this proposed premise license application.

In conclusion, the granting of this license would be inappropriate and I therefore recommend that it be declined.

Yours sincerely,

LICENSING ACT 2003  
PUBLIC NOTICE OF APPLICATION FOR  
GRANT OF A PREMISES LICENCE

APPLICATION HAS TODAY BEEN MADE TO THE COUNCIL  
FOR THE ABOVE LICENCE BY:

Name of Applicant: FRED HARMAN

Address of Premises: Unit 10 42a Nelson Road, Ickley  
LS29 8HN

(If no postal address, state a description of the premises which enables the location and extent of the premises to be identified)

Date: 17/12/21

(This notice must be displayed following the day after the application was submitted to the Council for a period of 28 days on or near the premises in a position where it can easily be read by the public.)

For: the sale by retail of alcohol

(Please state type of licensable activity/ies - the sale by retail of alcohol / provision of regulated entertainment / provision of late night refreshment)

Proposed Hours of Operation: 8am - 10pm 7 days  
a week

REPRESENTATIONS SHOULD BE MADE IN WRITING WITHIN  
28 DAYS OF THE ABOVE DATE TO:

LICENSING TEAM, ARGUS CHAMBERS, HALL INGS,  
BRADFORD, BD1 1HX

Persons wishing to inspect the licensing register may do so at  
the above address between the hours of 09.00 - 17.00 Monday  
to Thursday and 09.00 - 16.30 Friday. The licensing register is  
also available online at [www.bradfordlicensing.org.uk](http://www.bradfordlicensing.org.uk)

It is an offence to knowingly or recklessly make a false  
statement in connection with an application which carries an  
unlimited fine.

Note: This notice must be printed on pale blue paper.

10:21



17/01668/FUL | Demolition of 13 existing lock up ga...

★ Track

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Reference	17/01668/FUL
Alternative Reference	PP-05929782
Application Validated	Tue 21 Mar 2017
Address	42A Nelson Road Ilkley West Yorkshire LS29 8HN
Proposal	Demolition of 13 existing lock up garages and construction of 7 new units for storage use only.
Status	Granted
Decision	Granted
Decision Issued Date	Wed 19 Jul 2017
Appeal Status	Unknown
Appeal Decision	-

There are 13 documents associated with this application.

09:14



01/01/2022, 10:09

All Media

development. The units will serve solely as storage spaces, and so are likely only to attract occasional and infrequent visits as owners visit at various times to collect or drop off items for storage. Indeed, some storage units may be visited only very infrequently.

A revised layout has been submitted that proposes a marking out of the yard area to demarcate drop off areas where parking will be discouraged so as to protect the space for loading and unloading, as and when the units are being accessed. The revised markings would allow vehicles to turn within the site without conflicting with parked vehicles.

The size of the storage units is not large, so none is likely to be of use to large business operators and the applicant envisages that many will be rented by householders for domestic storage purposes. Indeed the reduction from 13 to 7 units could well lead to fewer vehicular movements at the site overall. Furthermore, the restriction of the archway entrance would physically limit the width, height and type of vehicle that can visit the site. It is not expected that the level of vehicle movements and demand for parking would differ greatly from past levels of activity.

In view of the restrictions of the site, and proximity to residential properties, it is suggested that a planning condition be attached to limit the use of the Units to storage purposes only and that they shall not be used for distribution purposes within the B8 Use Class. Use for distribution or as a depot would attract more frequent traffic activity and more frequent visits to the site than just storage.

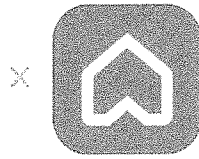
The applicant has agreed with such a restriction to the use, confirming his intention that the use is intended only for storage, possibly for small businesses but mostly by householders.

On this basis, the proposal would not be considered likely to result in any significant intensification of traffic activity or noise and disturbance. The Council's Highway Officer is therefore supportive of the proposal subject to the appropriate condition limiting the use to storage, and requiring the setting out of the yard as shown on the amended plan.





10:04



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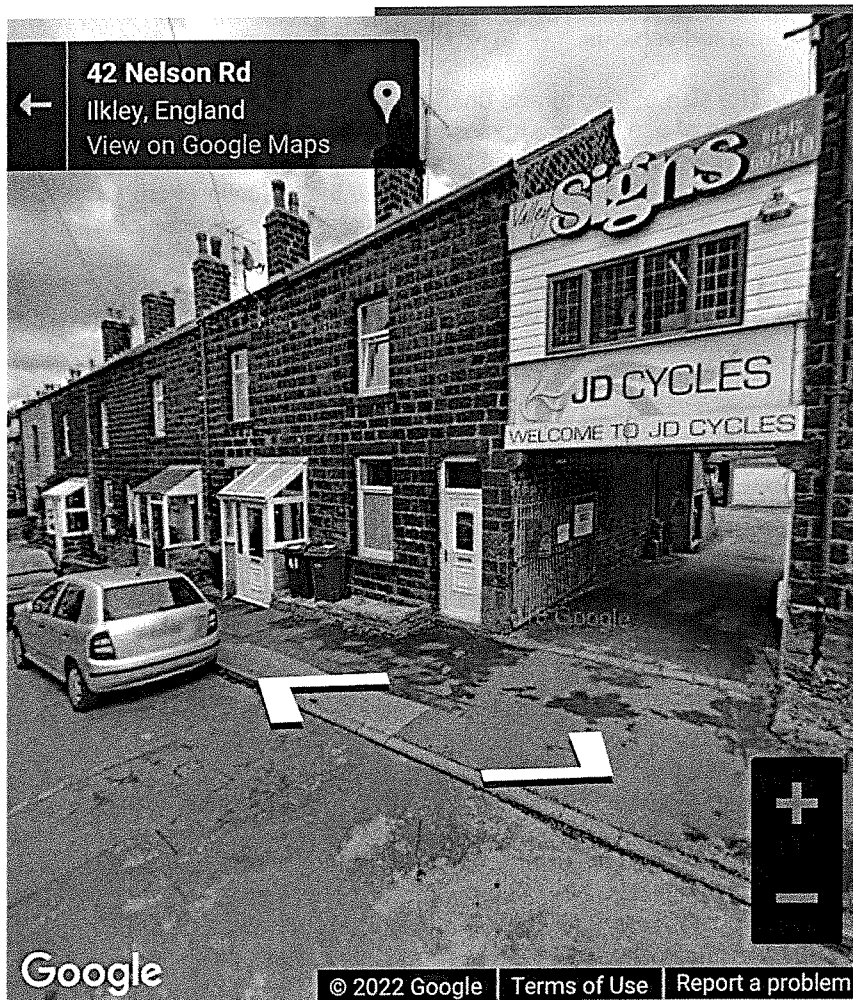


Exit map

Nelson Road, Ilkley, LS29 8HN

Map

Street View



Google

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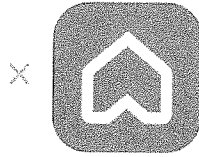
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10:01



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## **Conservation Comments**

**Application Number: 17/01668/FUL**

**Location/Proposal: adaptation of existing and construction of new units 42A Nelson Rd Ilkley**

**Consultation Date:**

**Planning Officer: Paul Verity**

**Conservation Officer: Jon Ackroyd    Date: 28/4/2017**

This 'behind the scenes' area of garaging and 2 storey incremental development is situated in the 'Railway Town' part of Ilkley conservation area, predominantly characterised by terraced dwellings. Although the whole block of Nelson Road and Wellington Road is overwashed with a positive contribution to character definition, the garages and yard in reality would be concluded to make a neutral contribution, due to their limited age and aesthetic value.

The proposals result in comprehensive reconstruction of the single storey structures, and re-elevating of the 2 storey block. The plans provide very little information on the proposed materials, although it appears that blockwork and profiled sheeting is predominant. The garages appear to become slightly taller with roof forms varying from those existing.

The new structures will become more evident due to amended form. This presents an opportunity to improve on the existing appearance and make a better contribution to the conservation area. The information provided does not suggest this is achieved or give sufficient detail to properly assess the resultant impact.

The proposed new form and finishes have potential to harm the character of the conservation area and do not give sufficient confidence that the character of the conservation area would be maintained or enhanced. The proposals fail to accord with the NPPF and policies D1, UDP3 and BH7 of the RUDP.



[REDACTED]

**From:** [REDACTED]<[REDACTED]@gmail.com>  
**Sent:** 06 January 2022 10:05  
**To:** Melanie McGurk <melanie.mcgurk@bradford.gov.uk>  
**Subject:** Re: license application concern - Unit10, 42A Nelson Road

Hi Melanie,

Apologies our address is the below...

[REDACTED] Nelson Road  
Ilkley  
LS29 8HN

Kind Regards,  
[REDACTED]

On 6 Jan 2022, at 09:22, Melanie McGurk <[melanie.mcgurk@bradford.gov.uk](mailto:melanie.mcgurk@bradford.gov.uk)> wrote:

Good Morning

Please supply your full postal address, as I am unable to proceed with your representation until it has been received.

Kind regards

Melanie McGurk  
Senior Licensing Officer  
Licensing Team

Tel: 01274 431873 • Fax: 01274 432109  
Mobile: 07971 926355

Britannia House, 3rd Floor, Argus Chambers, Hall Ings, Bradford, BD1 1HX

City of Bradford Metropolitan District Council  
Department of Place

The Licensing Register can be viewed at: [www.bradford.gov.uk/business/licensing/licensing-register](http://www.bradford.gov.uk/business/licensing/licensing-register)

Get the Bradford Council mobile app: [www.bradford.gov.uk/app](http://www.bradford.gov.uk/app)

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<image001.jpg>

**From:** [REDACTED]@gmail.com>  
**Sent:** 05 January 2022 19:52  
**To:** Licensing Team <Licensing@bradford.gov.uk>  
**Subject:** Re: license application concern - Unit10, 42A Nelson Road

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Hello,

I hope you are well. Happy new year.

I am emailing after a conversation with a colleague in your department on Tuesday morning via telephone call.

We live on a residential street in Ilkley - LS29 8HN and have noticed an application for a premise licence on a lamppost regarding a storage unit in Unit10 42A Nelson Road. We have concerns regarding this due to the proposed hours of operation for the sale of alcohol and the increased traffic and noise this this will cause to the area. Due to the potential public nuisance order we would like to dispute this application.

Based on the planning application report for the units it states the below...

*'In view of the restrictions of the site, and proximity to residential properties, it is suggested that a planning condition be attached to limit the use of the Units to storage purposes only and that they shall not be used for distribution purposes within the B8 Use Class. Use for distribution or as a depot would attract more frequent traffic activity and more frequent visits to the site than just storage'*

As your colleague stated on Tuesday I will also notify planning enforcement on the above.

Kind Regards,

[REDACTED]