

From: [REDACTED]
Sent: Tuesday, June 4, 2024 1:32 PM
To: licensing@york.gov.uk
Subject: Re: Query about application for premises license

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks Helen, as noted below my concern relates to the potential for public nuisance given the proximity of the premises to a large residential development. The attached photograph shows just how close it is - this is the view from my bedroom window. There is a 25 metre span between the wall / windows of the residential building and the glass walls of the Pavillion. Noise already carries from street level to open windows and I fear that once the Pavillion is operating as proposed, I and other residents will be unable to have our windows open at night.

I am on the 5th floor - there are five floors below me (including ground level) and one above. Of the approx. 270 residences in the Cocoa Works building, I estimate that between 85 and 100 have windows on this side of the building, overlooking the Pavillion. Due to previous building delays, a number of the residences on the lower floors are not yet occupied. Therefore those leaseholders, who are in even closer proximity to the Pavillion, and who are already committed to purchase via exchange of contract, are unlikely to see the notices about the application and will have no opportunity to make representations. (There has been no communication at all from the freeholder beyond previous statements that the venue would be a café.)


This may be an excellent facility for residents of the Cocoa Works and the local community. My concern is not with the proposed use of the venue, or with the sale of alcohol per se, but rather with the open ended nature of the application which seeks a license to sell alcohol for consumption both on and off the premises until 23:00, seven nights a week. I see the applicant has stated that operating hours are likely to be shorter. Surely they should apply for a license only to cover the days / hours they intend to operate. The location of the premises within privately maintained landscaped gardens, with seating areas in close proximity to residence windows, surely makes it inappropriate to sell alcohol for consumption off the premises.

I see also that the applicant has stated noise will be reduced through closing external doors, especially when entertainment is showing (section M(d) on the application). However, the application does not appear to cover licensing for entertainment, i.e. no live or recorded music has been indicated. I worry that the applicant may not have been wholly transparent about their plans for the venue.

A further concern which does not affect me directly but which the Council may wish to consider, is the potential impact on parking in the surrounding residential streets. There is permit parking only at the Cocoa Works and no visitor parking spaces available.

With thanks again for your time and consideration,



 Mint, The Cocoa Works
Haxby Rd, YO31 8AE

