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Annex 6

**From:**  
**Sent:** 08 September 2021 08:53  
**To:** licensing@york.gov.uk  
**Subject:** Representation against a premises licence application by a business to be known as Roxy Lanes  
**Importance:** High

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.

Dear sir/madam

I refer to the application made by Roxy Leisure Limited for the grant of a Premises Licence in respect of premises to be known as Roxy Lanes, 3, St Mary's Square, Coppergate, York YO1 9NY.

I wish to object against this application.

I live across from the premises in question. My bedroom and lounge both facing onto the square directly opposite to the St Mary's Square entrance into the property.

The grounds for my objection are as follows:-

#### **Prevention of crime and disorder**

I believe this licence application will make an adverse contribution to the levels of crime and disorder when you take into account that:-

- No other business in the Coppergate Centre is allowed to stay open longer than 6.30pm (apart from the Christmas late night opening on Thursdays).
- This is supposed to be a family-friendly business but if the sale of alcohol 10.00am to midnight and late light refreshment 11.00pm to 12.30am are allowed I can see that this will lead to an increase in drunken behaviour including physical violence and vandalism.

#### **Prevention of public nuisance**

##### **Noise nuisance**

Films and music to played 10.00am till midnight – what steps are to be taken to limit noise escape from the premises? If doors and windows are to be kept closed will this lead to problems with ventilation thereby requiring the installation of new ventilation systems which in themselves will cause excessive noise nuisance which I have found to my cost has happened at Fenwicks and Café 21 that are next door to the premises at 3, St Mary's Square.

Queues to enter the premises - if on Piccadilly they will no doubt interfere with customers using the bus stops. If in St Mary's Square then there will no doubt be excessive noise from the queue when all other businesses have closed.

Patrons exiting the premises, especially into St Mary's Square, will no doubt make excessive noise especially after the consumption of alcohol.

##### **Litter**

There will no doubt be excessive discarded litter from patrons exiting the premises due to the sale of late light refreshment (takeaway?). In St Mary's Square the litter bins available are always full at the end of the day when businesses usually close ie 6.30pm therefore any litter after this time will no doubt be left on the floor. On Piccadilly there are not many litter bins available for takeaway wrappings to be disposed of so again the litter will probably be just left on the floor.

I trust that my objections will be taken into account when the above premises licence application is considered.

Thank you

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**From:** Management <  
**Sent:** 06 September 2021 12:07  
**To:** licensing@york.gov.uk  
**Subject:** Roxy Leisure License Application - 3 St Mary's Square, Coppergate, York

**Categories:** Helen

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.

Dear Sirs,

I wish to lodge an objection to the licence application at 3 St Mary's Square, Coppergate. Coppergate Centre is a mixed use development with 19 residential apartments forming part of the scheme – 10 of which are directly adjacent this unit. The residential tenants have a right to quiet enjoyment of their property, and as such we have a strict 21.00 curfew, Monday – Saturday, and a 19.00 curfew on Sundays. Whilst this application is being reported as a family friendly entertainment the closing time of 00.30 7 days a week does not fit that remit. We have no other nighttime events on site and fear the demographic of customer would be much better suited to the more customary out of town retail parks they are usually situated in. My fear is that we would see an unacceptable noise level and an increase in city centre anti social behaviour if this late licence with alcohol were to be granted.

Kind regards,

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# LEE BARON

Coppergate Shopping Centre



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 5401 S. MICHIGAN AVE. CHICAGO, ILL. 60637

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MOORE 331

MOORE 331

**From:** [redacted]  
**Sent:** 12 September 2021 16:39  
**To:** licensing@york.gov.uk  
**Subject:** Representation: Conditions to licensing application by Roxy Leisure Ltd

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.

FAO General Licensing

Dear Sir/Madam,

As a resident at Merchants Place, living in a flat facing Piccadilly, I am concerned about the impact that the operation of the proposed licensed venue at 3 St Marys Square, Coppergate (as filed by Roxy Leisure Ltd on 18 August 2021) may have on the neighbouring area.

The venue, formerly occupied by Topshop, was originally designed as a retail building, and it therefore lacks essential soundproofing on its windows and doors. As a consequence, even the standard operation of a venue that is open until 00:30 is likely to have significant sound pollution towards buildings on Piccadilly.

One of the current entrances to the venue is from Piccadilly; if this was used by the applicant, it would likely create a lot of nuisance in the neighbourhood (eg. noise of people entering and leaving, music and noise coming out while doors are open, and general antisocial behaviour expected from a venue that serves alcohol until late night).

The covered walkway by the side of Coppergate Centre (by River Foss) is already a problem area that sees people drinking, loitering and urinating; the proposed new venue with late night opening hours and serving alcohol until later than most other establishments in the area is likely to add to these problems.

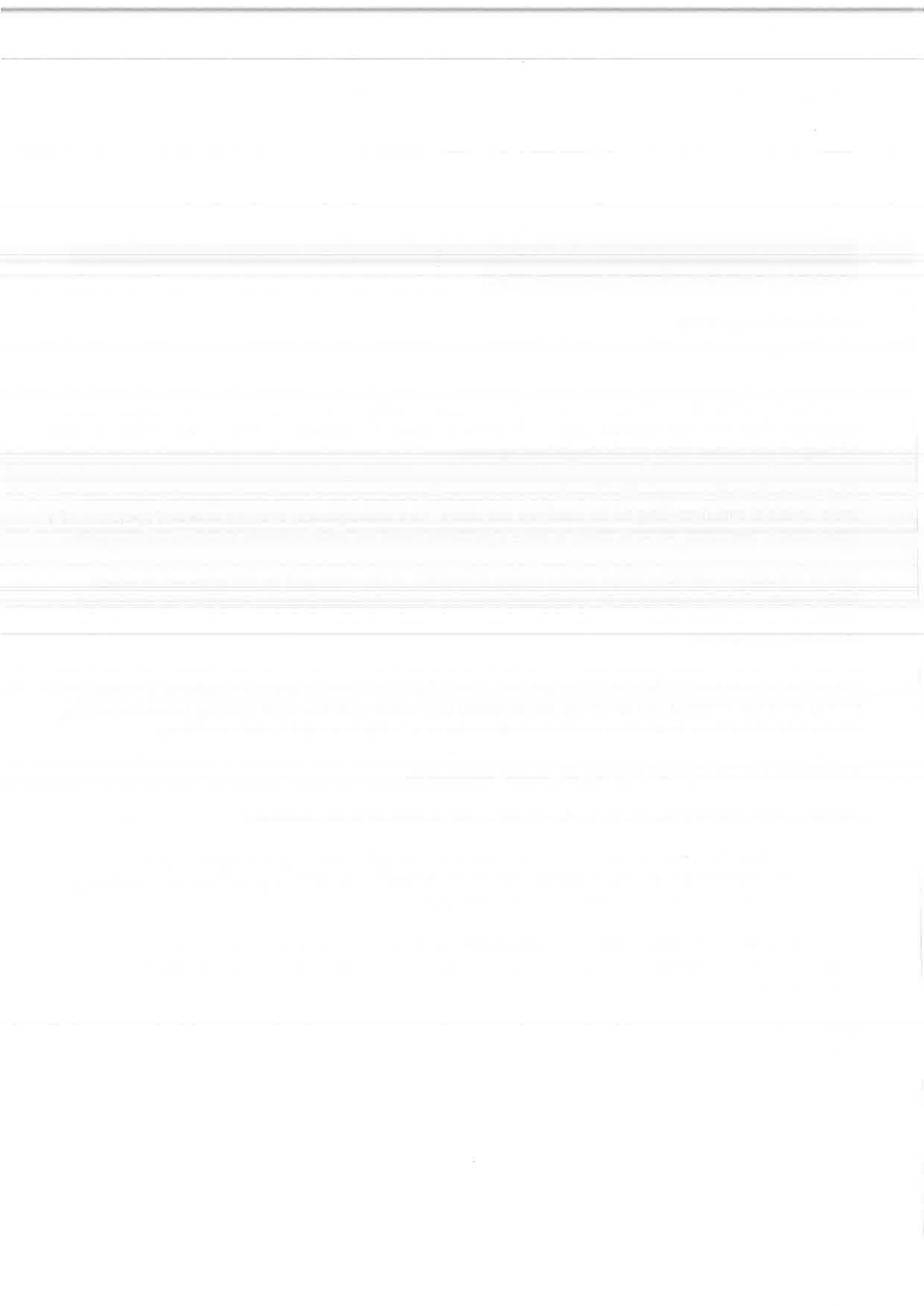
Therefore, I call the Council to reject the license application.

Should a license be granted, I would like the following conditions to be added to it:

- The doors to Piccadilly not to be in use for the general public entering/leaving the venue;
- Any music license to only be granted subject to sufficient soundproofing and frequent monitoring;
- No outside service areas to be installed on Piccadilly.

To add to the above, I strongly feel that granting this license would generally encourage antisocial behaviour and would be very much against the direction that the ongoing rehabilitation of the Piccadilly area is taking.

Kind regards,



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**From:**  
**Sent:** 09 September 2021 09:59  
**To:** licensing@york.gov.uk  
**Subject:** Roxy Leisure Piccadilly application

**Categories:**

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.

Dear Sirs

I own a property in the adjacent Piccadilly Lofts and my concerns/recommendations about the additional customer noise and traffic are as follows:

Reduced closing hours, eg 10pm latest at least. If you say you are catering for the family market, you don't need to be open until 12.30am.

Access/egress via St Marys Square - NOT Piccadilly.

Smoking area in St Marys Square - once again, NOT Piccadilly.

The above two points are especially important as the river walk from Piccadilly along the Foss has a long unguarded section which is a trap for the unwary. Ben Clarkson drowned there only a few years ago.

We already have to put up with homeless making a noise in the recessed seating areas along the river walk between Piccadilly and the Castle Car Park, and yet more late night disturbance and noise would occur.

To discourage large and noisy single sex groups eg stags/hens etc there should be permanent door supervision after 7pm; all day Sat/Sun; and Bank Holidays.

Noise monitoring from various points along Piccadilly including Piccadilly Lofts, the FR Stubbs building and the Merchant Adventurers Hall.

Sufficient soundproofing to include boarded windows and passageways. No sound may escape the building, including extraction fans etc. Air conditioning units may not be mounted or be visible/audible in Piccadilly.

All entry and exit points to be supervised and remain closed during service; with lobbies to minimise sound leakage. Especially the fire exits on Piccadilly.

The manager, or duty manager, to be contactable at all times during service by mobile phone. Noise or nuisance complaints must not have to be dealt with in person ie going to the front door and negotiating with a doorman/cashier/receptionist to find who is in charge. It is reasonable to assume that a complainant may not be able to go to the venue themselves because, for example, they are ill or incapacitated, in charge of children, or just plain frightened to go out in the city centre at night.

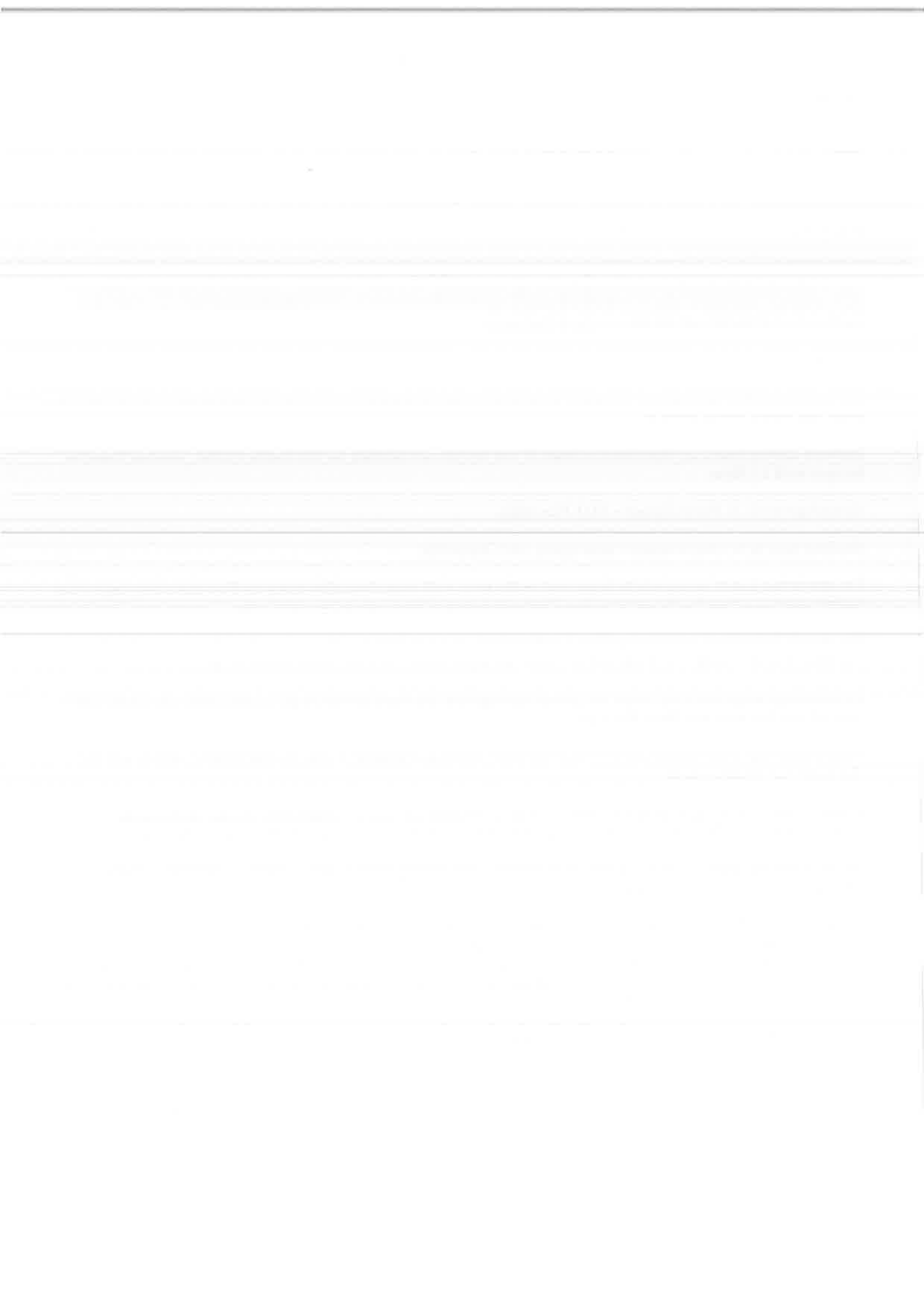
Wall-mounted cigarette bins to be provided and Piccadilly to be swept and tidied after service.

No outside service areas or tables (cafe bar licence) on Piccadilly.

Spark and the Red Lion are well supervised and I hope you see fit to impose these measures on the bowling alley to keep the area as ordered, clean and tidy as possible

Thank you for your kind consideration with this.

Best regards





(4) additional.

**From:**  
**Sent:** 10 September 2021 09:37  
**To:** licensing@york.gov.uk  
**Subject:** Re: Roxy Leisure Piccadilly application

**Categories:**

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.

Thank you for this.

I believe that the location and target demographic of this operation will increase noise, nuisance and disorder in Piccadilly. The company states they are targeting the family market but the proposed closing time of 12.30am clearly does not chime with that, indeed with beer pong (families?), pool (families?) and bars (again, families?) it is obviously aiming for the older market of weekend stags/hens and large single sex groups during the week.

Anybody on Micklegate or Ouse Bridge on a weekend night can tell you how threatening the atmosphere is. This is precisely the crowd that will gravitate to Piccadilly.

I would define public nuisance as litter, urinating in the street, loud singing and shouting, fighting, and normal people feeling intimidated in the area - aren't the police stretched enough? Piccadilly is in the process of building large upmarket hotels and apartments (of which I own one right next to this development) - not a good look for York and the families/tourists that would be making their way back to their accommodation. My property, and many others, will also be seriously affected if this is allowed to go ahead until after midnight.

I believe this development, particularly as it is in the city centre, will attract a significant amount of teenagers, many under-age.

It is for the above reasons I ask for access/egress to be from St Mary's Square NOT Piccadilly, opening hours to be reduced to 10pm maximum, door supervision to be in place weekends and robust soundproofing.

The residents should count for something!!

I own 1 units as well as several other city premises including one on nearby Fossgate.

Thank you for your time, and I hope you will give my thoughts, and those of residents, due consideration!

Best regards



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**From:**  
**Sent:** 13 September 2021 21:36  
**To:** licensing@york.gov.uk  
**Subject:** Objection to the applications for a new bowling venue & for its license application  
**Categories:** Helen

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.

To City of York Council, licensing applications

Dear Sir/Madam,

As a landlord owning one of the flats in Merchants Place facing Piccadilly, I am concerned about the impact that the operation of the proposed licensed venue at 3 St Marys Square, Coppergate (as filed by Roxy Leisure Ltd on 18 August 2021) may have on the neighbouring area.

The venue was designed as a retail building, and therefore likely to lack essential soundproofing. As a result of the proposed venues opening hours (until 00:30 daily), it is likely to result in significant noise pollution on Piccadilly 7 days per week.

As there are bus stops outside the Piccadilly entrances to this building, it may encourage crowds to gather in this area, & potentially result in antisocial behaviour due to the proposed venue serving alcohol until late night.

In addition, the entrance to the Coppergate Centre (by the River Foss) is already a problem area due to the antisocial behaviour of a small number of individuals. As I'm sure you're aware, there has been 21 river fatalities in York in the last five years. Allowing access to the proposed venue by this route, & serving alcohol until late, is likely to add to such problems.

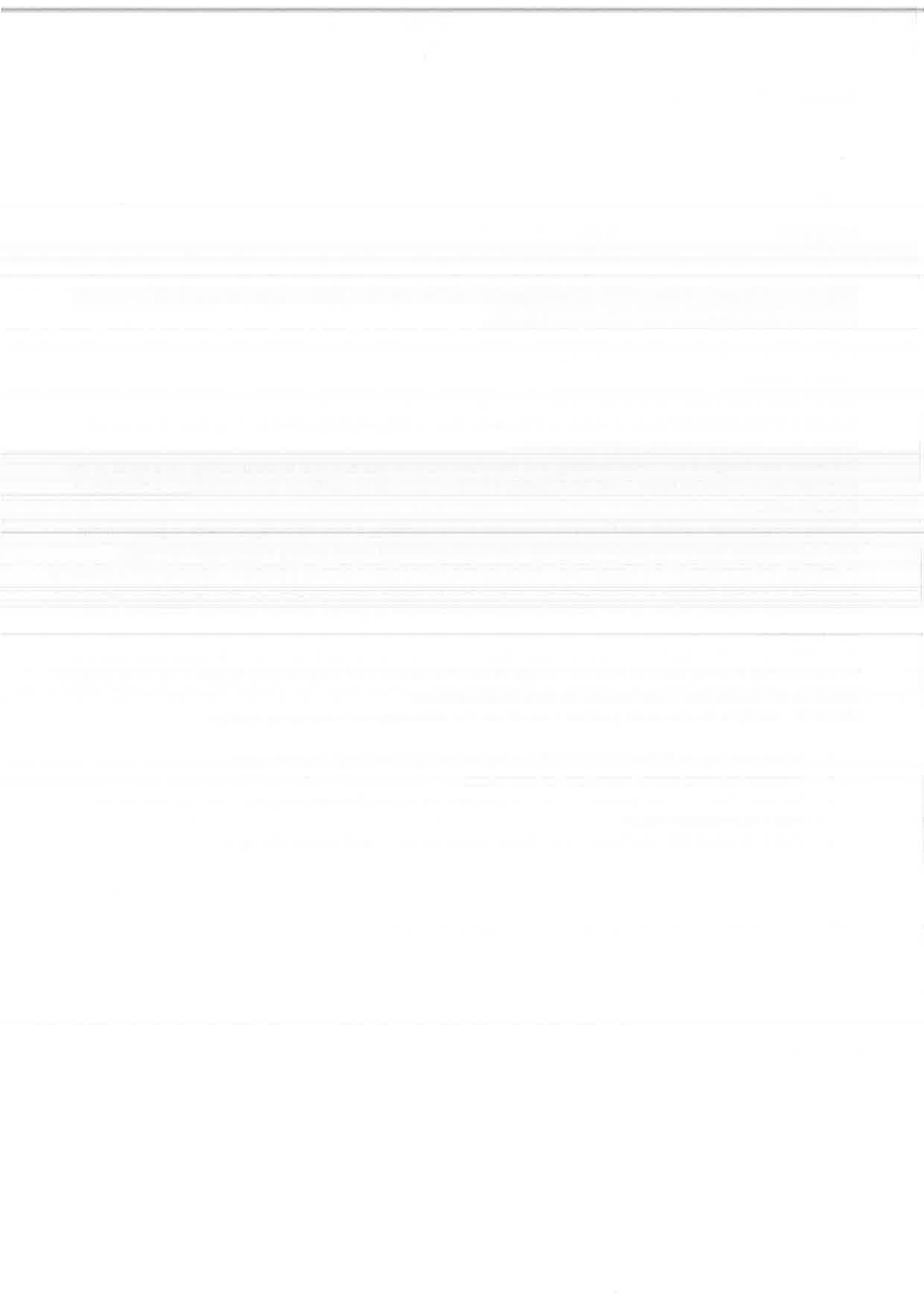
Therefore, I call on the Council to reject the applications, both for the venue, & for its license application. I believe the two existing bowling alleys in York are enough, & that the locations of these existing facilities are more suited to such a venue, as they aren't surrounded by residential buildings.

Should this facility & its license be granted, I would like the following conditions to be applied:

- Entry/ exit only via St Marys Square, & not via Piccadilly or the River Foss entrance;
- Reduced opening hours, until 22:00 at the latest;
- Any music license to be granted subject to sufficient soundproofing and frequent noise monitoring for adjacent residential areas;
- Continual supervision by trained staff, & restrictions on the size of groups admitted.

I look forward to my concerns being addressed, & a favourable outcome.

Regards,



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**From:**  
**Sent:** 13 September 2021 17:45  
**To:** licensing@york.gov.uk  
**Subject:** Representation: Conditions to licensing application by Roxy Leisure Ltd on 18.08.21  
File 6407

**Categories:** Helen

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.

Dear Sir/Madam,

We are residents in a block facing Piccadilly and it has been brought to our attention of Roxy Leisure's plans which is most concerning.

Apparently their plans are to target the "family market" but staying open until 0030 and serving alcohol until midnight is far more likely to attract large groups such as hen and stag parties.

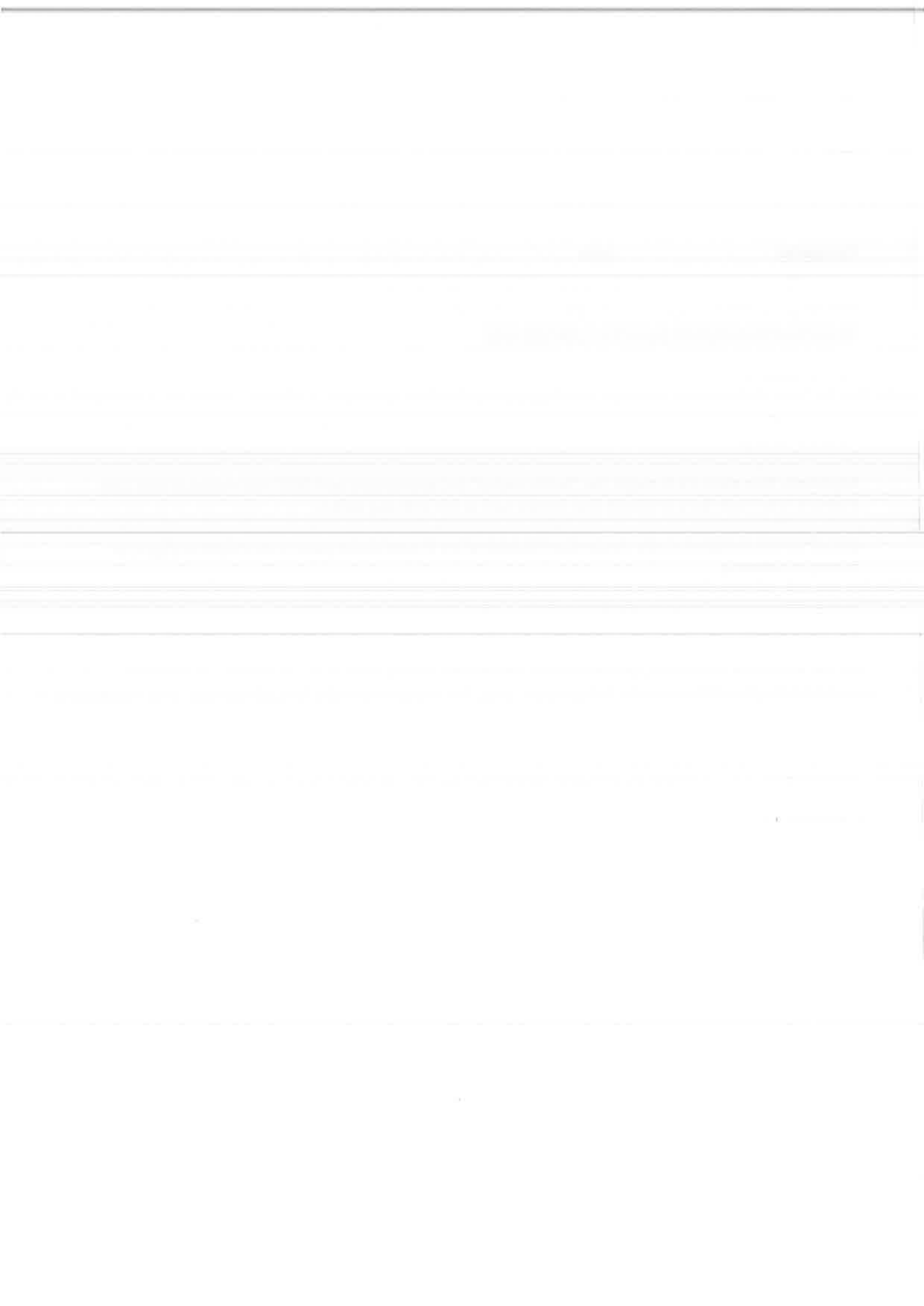
One of the two entrances to the venue is on Piccadilly which if used would create a lot of noise and general antisocial behaviour.

As the previous occupier was a retailer it is highly unlikely that the building will have adequate soundproofing and the fact that the venue will be open until 0030 will mean significant sound pollution to the buildings on Piccadilly.

We are aware that the council are very much involved in the regeneration of the Piccadilly area and if the application is granted it cannot do that cause any good. We would request the Council reject the license application.

Kind regards,

YORK



**From:** Helen Penney <helen.penney@north.york.gov.uk>  
**Sent:** 13 September 2021 17:41  
**To:** licensing@york.gov.uk  
**Subject:** Notice of application to City of York Council for the grant of a Premises Licence in respect of premises to be known as Roxy Lanes, 3. St. Mary's Square, Coppergate, York YO1 9 RN

**Categories:** Helen

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.

I, Helen Penney (within the Coppergate Centre) wish to register my objections to the proposed licensing application submitted by Roxy Leisure Ltd in respect of premises to be known as ROXY LANES.

These concern:

- 1) PUBLIC NUISANCE
- 2) PREVENTION OF CRIME AND DISORDER

The premises, No.3. St. Mary's Square is situated within the compact Residential & Retail Coppergate Shopping Centre. A Pedestrian Zone.

There are approximately 19 retail units operating between the hours of 9am and 6.30pm and 19 residential properties. 10 in St. George's House, situated on two floors above shops in and around the square and 9 above retail outlets along Coppergate Walk.

All in close proximity to Roxy's proposed Entertainment Venue. (4 in St. Georges House directly fronting onto 'Premise No.3, are a mere 30 metre distance away and there are 6 others which face St. Mary's Church directly across one of the 3 pedestrian routes to enter & exit the square, from and to Castlegate. My own flat windows, front & rear are located at a distance between 38 and 43 metres away and those of the Residential properties above the shops along Coppergate Walk, another pedestrian route leading into & out of the square are situated at a maximum of 70metres away.

Once the commercial premises close early evening, (18.30) the Coppergate Centre is solely Residential.

Roxy Leisure states on its LINKEDIN page, that it is 'Leading the way for a customer first business, with customer first experience. (What about consideration for neighbouring Residents)?? This, all done with 'BOOZE & BALL GAMES'!

10 pin bowling, beer ping-pong, arcade games, etc. beer and cocktails, plus showing of films and recorded music to be played, provision of late night refreshment and the venue to be open until 00.30, 7 days a week!! This is NOT a quiet venture suitable for a Residential zone.

10 pin bowling is in itself a noisy activity. What soundproofing is proposed? Also, if extra air conditioning were to be required, I trust there would be no plan to vent it into the Square as that would cause further noise pollution for the Residents & we already suffer with enough of that from Fenwick's ventilation fans.

A venue such as this, so close to Residential properties is not acceptable and will I believe, have a detrimental impact on all Residents who will without doubt be disturbed both during the evening and late into the night by revellers weaving noisily past their properties. Most possibly leading to sleep deprivation & mental health issues due to unruly, anti-social behaviour, aggression, shouting, swearing etc. as people wend their way into or out of the venue.

There will no doubt be those, who vomit & others who will urinate around the walls of St. Mary's Church and litter will be scattered. It is extremely sad to say, but these are unfortunately, all behaviours that occur when alcohol is imbibed to excess and for extended periods.

Within St. Mary's Square, there are concrete blocks and a ready-made low seating area surrounding Astroturf positioned directly outside the entrance/exit of the venue, directly below 4 of the flats bedroom windows & not far from the others opposite St. Mary's church, where revellers in an inebriated state may be inclined to gather, fool around and socialise loudly, not wishing for the nights entertainment to end. All noise reverberates loudly around the square.

The potential for mischief and vandalism is great, with plate-glass windows & glass overhangs surrounding the predominantly enclosed square, hanging baskets to play with or destroy and 3 food wagons to tamper with, not to mention Cafe 21.

There is also a small, unlit yard off Castle Walk, another of the 3 routes out of the square, behind both Fairfax House and the Flying Tiger shop & below the rear balcony of St. George's House, which frequently has piles of collapsed cardboard packing cases and wooden pallets from the shop piled up ready for collection, positioned close by the door of the gas & electric stop cock & meter room belonging to the above mentioned St. George's House. A perfect place for anyone loitering in that area, having exited the venue to cause mayhem if so inclined, by throwing a lighted cigarette or firework onto this rubbish through the wrought iron railing.

I hope that all concerned will take serious notice of my objections/comments and the reasons for them and I urge the licensing committee to reject this licensing application.

Yours faithfully,