

From: Helen
Sent: 06 September 2022 09:47
To: licensing@york.gov.uk
Subject: Objection to Application

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Helen

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Objection to application:

Name of Applicant: Ebor Holdings Ltd
Address of Premises: Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, YO23 1DE

I object to the application for a late night license for recorded and live music at the above address as this is a residential area.

Less than 50 yards from the venue are approximately 250+ residential apartments. My bedroom window is on the first floor **immediately** across from The Liquor Store. Music until 11 PM Sunday-Thursday is completely unacceptable as it will severely impact my sleep, especially with warmer weather where windows remain open.

Furthermore, there is the Chocolate Works Care Home 100 yards from the proposed address. These bedroom windows also remain open. Are the residents whom most are frail supposed to be subjected to this music every night?

The other concern is the noise from customers upon leaving the venue late at night.

Please object this application.

Thank you

Apts and The Residence
Bishopthorpe Road
YO23 1DQ

From:
Sent: 06 September 2022 10:27
To: licensing@york.gov.uk
Subject: Objection to licensing 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.

Objection to application:

Name of Applicant: Ebor Holdings Ltd
Address of Premises: Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, YO23 1DE

I object to the application for a late night licence for serving of alcohol and recorded and live music at the above address as this is a residential area.

Less than 50 yards from the venue are approximately 250+ residential apartments. My bedroom window is on the first floor **immediately** across from The Liquor Store. Drinking and music until 11 PM Sunday-Thursday and until midnight on Friday and Saturday is completely unacceptable as it will severely impact my sleep, especially with warmer weather where windows remain open.

Furthermore, there is the Chocolate Works Care Home 100 yards from the proposed address. These bedroom windows also remain open. Are the residents most of whom are frail supposed to be subjected to this music every night?

The other concerns are litter and noise from customers upon leaving the venue late at night.

Please refuse this application.

Perhaps it would be good to have a local consultation meeting with residents to gain their perspective. It would also be good if you visited the site because there are some homes less than 5yds from the building.

Thank you

Apts and The Residence
Bishopthorpe Road
YO23 1DQ

Sent from my iPad

From:
Sent: 06 September 2022 13:41
To: licensing@york.gov.uk
Subject: Ebor Holdings Limited Premises Licence Application

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

I wish to object to the present application by the above company for a premises licence for Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road York, YO23 1DE.

The agreed planning application 21/02748/FUL listed the proposed use of the lower ground floor as a delicatessen/cafe and I believe the new existing licence request is a move away from this initial purpose.

In the above application, justifiable concerns were raised about excessive noise and nuisance from the venue and the addition of a licence would significantly increase noise in a built up residential area.

I am aware that approval was given providing that music was not audible outside however I do not believe that this is possible given the location. In addition the proposed hours of 9am - midnight is significantly longer than originally planned and the lack of sufficient allocated parking will increase disruption

The Liquor Store is located between The Residence, The Clocktower, David Wilson Homes apartment block and the Care Home with many families less than 20m away. The proximity to tall buildings on all sides means that any sound echoes and is amplified. Noise from the inside the venue and guests arriving or leaving will disrupt nearby families.

I therefore request that this licence is rejected. An evening site visit by your committee may be useful to confirm the risks of this application

Yours faithfully

The Residence
Bishopthorpe Road
York
YO23 1FF

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Additional info

From:
Sent: 15 September 2022 18:37
To: licensing@york.gov.uk
Subject: Re: The Liquor Store, Premises Licence application amendment

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I refer to your email of 15th which is attached.

I would request that my objection to the licence remains in place as the late licence will be a unacceptable nuisance to all within the development.

The inclusion of a late licence is creating a change in purpose from the original planning application which listed the lower ground floor as a cafe/ delicatessen. If the licence had been included in the original application it would have attracted many more objections.

The Liquor Store is in the middle of a highly populated residential area surrounded by families and a care home (not to mention a soon to be completed brain injury unit).

The main door opens onto the street facing The Residence with tall buildings on all sides. This creates an acoustic echo chamber with all noises amplified, particularly at night. The sounds of people entering and leaving will disturb residents, children and patients and is unacceptable.

Yours

The Residence
Bishopthorpe Road
York

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From: licensing@york.gov.uk <licensing@york.gov.uk>
Sent: Thursday, September 15, 2022 11:07 am
To: licensing@york.gov.uk <licensing@york.gov.uk>
Subject: The Liquor Store, Premises Licence application amendment

Dear Representor

I am emailing to let you know that the applicant for the new premises licence at The Liquor Store, The Chocolate Works, Bishopthorpe Road has now amended the application to **remove** all requests for live and recorded music.

As many of your concerns were around noise from entertainment please can you let me know as soon as possible if this affects your objection/support. If you wish to amend or withdraw your representation please can you confirm by email before 3rd October.

To clarify the application now seeks the following:

**Sale of alcohol on & off the premises
9am to 11pm Sunday to Thursday**

9am to midnight Friday and Saturday.

Should you wish your representation to remain in place please note the committee at any subsequent hearing can only consider the sale of alcohol at the above hours when considering your views and making their decisions.

Kind regards

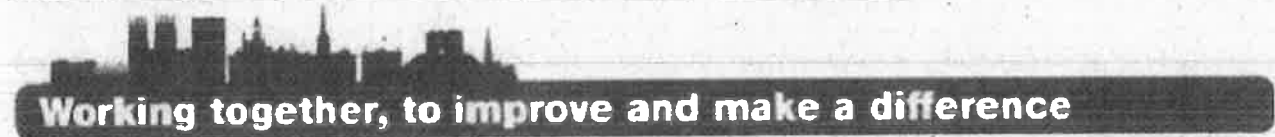
Helen Sefton | Senior Licensing Officer

t: 01904 552422 | e: licensing@york.gov.uk

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Place Directorate, Hazel Court Eco Depot, James Street, York, YO10 3DS

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From:
Sent: 06 September 2022 13:45
To: licensing@york.gov.uk
Subject: Objection to Application

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.

Name of Applicant: Ebor Holdings Ltd
Address of Premises: Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, YO23 1DE

I object to the application for a late night license for recorded and live music plus sale of alcohol at the above address due to its close proximity to and it being surrounded by quiet residential housing. This is going to negatively impact our neighbourhood due to inevitable noise from music at the venue which is approximately 10 metres from all buildings. There will be noise and potential for disorderly behaviour from those leaving the premises late at night. This is a new venue which is out of keeping with this peaceful area and I would suggest a site visit by the Council prior to a decision being made to understand the incongruous siting of this business.

Apartment , The Residence
Bishopthorpe Road
York
YO23 1DQ

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From: [redacted]
Sent: 06 September 2022 17:26
To: licensing@york.gov.uk
Subject: RE: Licensing Act 2003 Objection to Application

Categories:

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Re: your email

My full address is:

Apt The Residence
Bishopthorpe Road
York
YO23 1DQ

Sent from Sky Yahoo Mail on Android

On Tue, 6 Sep 2022 at 16:43, licensing@york.gov.uk
<licensing@york.gov.uk> wrote:

Dear Sir

For us to be able to accept your representation we require your full address please.

Kind regards

Licensing Section

t: 01904 552422 | e: licensing@york.gov.uk

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Place Directorate, Hazel Court Eco Depot, James Street, York, YO10 3DS

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From: [redacted]
Sent: 06 September 2022 15:07
To: licensing@york.gov.uk
Subject: Licensing Act 2003 Objection to Application

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Applicant: Ebor Holdings Limited

Premises Address: Lower Ground Floor, The Liquor Store The Chocolate Works, Bishopthorpe Road, York YO23 1DE

I object to this application on the grounds of the inappropriate location of the premises. I recommend a visit by licensing officials prior to considering the application which will show that the premises are closely surrounded on all sides and overlooked by residential apartments, houses and a care home. The inevitable noise and disruption from the operation of the business including live music during the proposed trading hours long into the night including Saturdays and Sundays will adversely impact on the quiet enjoyment of the adjacent properties.

Apartment 1 The Residence

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From: [REDACTED]
Sent: 09 September 2022 12:50
To: licensing@york.gov.uk
Subject: Re: Objection to application for night license - Ebor Holdings Limited

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The Residence, Bishopthorpe Rd, York YO23 1DQ

Sent from my iPad

> On 8 Sep 2022, at 13:45, ([REDACTED]) wrote:
>
> Address of premises: lower ground floor, The Liquor Store, The
> Chocolate Works, YO23 1DE I write to strongly object to the application for a late
night license for late night live music at the above address. The main concern is the
very close proximity of residential housing and the disruption it will cause to
neighbours of the said venue.
> regards
>
>
> The Residence, LS23 1DQ
>
>
> Sent from my iPad

From:
Sent: 11 September 2022 10:02
To: licensing@york.gov.uk
Subject: The Liquor Store

Categories:

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Dear Licensing,
This is to say as a local, how exciting it is to have the proposed Liquor Store in The Chocolate Works Bishopthorpe Rd.
I wish to extend my support for issuing them a licence.
Best wishes

Trafalgar St
YO23 1HZ

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From:
Sent: 11 September 2022 16:56
To: licensing@york.gov.uk
Subject: Ebor Holdings: liquor works bar/ Terrys chocolate heritage site

Categories:

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Sirs

The proposal is for excessive hours including until 11am on Sunday It is clearly planned as a music bar with huge capacity but is too close to residential buildings (within 10 metres) and there is wholly inadequate parking for more than a few clients. The size of the facility means we talk of potentially 100 clients.

Morally it is also wrong to have a bar in a heritage Quaker building- The Liquor Store is named after orange concentrate for the chocolate orange NOT alcoholic beverages

I hope that alongside any permission the council accepts and meets its responsibilities for the upholding of peace and quiet, law and order, cleaning up litter and protecting the Peace Park from damage and abuse. Due to the loss of amenity the residents will be expecting a reduction in the Council Tax banding and thus more widespread access to the cost of living support.

Regards

The Residence
Y023 1DQ
Sent from my iPhone

From:
Sent: 12 September 2022 09:14
To: licensing@york.gov.uk
Subject: Re: The Liquor Store

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 your prompt response.

My address is:
Main Street
Bishop Wilton
York
YO42 1SP

I have several friends in the area of The Liquor Store and we usually end up driving into York for a good wine bar.

Many thanks

Sent from my iPhone

> On 12 Sep 2022, at 08:35, licensing@york.gov.uk wrote:

>
>
>
> Thank you for your email, for us to accept it we require your address.

>
> Many thanks

>
> Licensing Section
> t: 01904 552422 | e: licensing@york.gov.uk

>
>
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> Court Eco Depot, James Street, York, YO10 3DS www.york.gov.uk |
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>
>
>
>
> -----Original Message-----

> From:
> Sent: 11 September 2022 09:19
> To: licensing@york.gov.uk
> Subject: The Liquor Store

>
> 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.
>
> It has come to my knowledge that there is a proposal to open a wine bar/ deli in the old liquor store near The Chocolate Works in Bishopthorpe. What a brilliant idea to convert part of the liquor store into this. I totally support and look forward to having this is a meeting place with friends. It would seem to me to complement this new social hub.
>
> Many thanks
>
>
>
> Sent from my iPhone
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From:
Sent: 12 September 2022 19:35
To: licensing@york.gov.uk
Subject: The Liquor Store restaurant in The Chocolate Works, Bishopthorpe Road

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 understand a licence has been applied for by the Liquor Store restaurant in The Chocolate Works, Bishopthorpe Road.

As a local resident, I feel such a restaurant would be an asset to the community I wish to extend my support for issuing them a licence.

Yours sincerely,

Trafalgar Street

York

YO23 1HZ

From:
Sent: 14 September 2022 15:54
To: licensing@york.gov.uk
Subject: Ebor Holdings: liquor works bar/ Terrys chocolate heritage site

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.

Hi.

I am absolutely dumfounded that a live music bar is being considered in this heritage building. The parking is inadequate, the venue is in a totally inappropriate area so close to residential apartments and houses. The quiet and peaceful ambience of the locality (which is one reason to put a brain trauma recovery unit here) will be hugely impaired, not to mention that the volume of visitors to the area and the mess they leave in their wake will have a negative impact on current residents' quality of life.

Apartment The residence.

Op

From: [Redacted]
Sent: 16 September 2022 11:28
To: licensing@york.gov.uk
Subject: representation for licensing application

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 wish to submit representation in support of the application for
Applicant: Ebor Holdings Limited
Premises Address: Lower Ground Floor, The Liquor Store, The Chocolate Works,
Bishophorpe Road, York YO23 1DE

This application should be granted as there is a community need for this type of establishment.

As the Manager of the Chocolate Works care Village I support the application. It provides a break away space for our Social care staff on their breaks. It provides a social outing venue for our residents. This is something we have been lacking. Many of our residents go out with family and friends and would welcome the addition of this establishment to enable them to be part of the local community. Residents enjoy going out for an evening meal , especially if music is involved , the residents who live with Dementia would particularly enjoy being able to enjoy this with their families or the staff. I believe we should be encouraging businesses to The Chocolate Works who enhance the offer for the Community. .

I have NO objection to the provision as it stands in the application.

Kind Regards



Bishophorpe Road, York, YO23 1DE



From:
Sent: 16 September 2022 12:32
To: licensing@york.gov.uk

Categories:

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We want to support the planning of the new opening of The Liquor Store near the Chicolate Works where my Mother is a resident.
We think this would be brilliant for the community and residents and relatives of the residents.
Somewhere for them to meet up away from the Chocolate works but not too far....a great opportunity.

Regards

From: N
Sent: 17 September 2022 10:43
To: licensing@york.gov.uk
Subject: License Application for Liquor Store Café and Wine Bar / Chocolate Works Site York

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.

Hi - Just contacting you as a resident of the Chocolate Works (Robert Street, York YO23 1PS) regarding the licensing application made by Ben Williams / Ebor Holdings for the Liquor Store as detailed below:

I would fully support the application for the

- **Supply of Alcohol (on/off sales)**
Monday to Thursday 09:00 to 23:00 hrs. Friday and Saturday 09:00 to Midnight.
Sunday 09:00 to 23:00 hrs. New Year's Eve 09:00 to 01:00 hrs.
- **General Opening Hours**
Monday to Thursday 09:00 to 23:30hrs. Friday and Saturday 09:00 to 00:30 hrs.
Sunday 09:00 to 23:30 hrs. New Year's Eve 09:00 to 01:30

With regard to any music license request (although I gather this may have been withdrawn anyway) **I would fully support:**

- Recorded Music (indoors)
 - Monday to Thursday 09:00 to 23:00 hrs. Friday and Saturday 09:00 to Midnight.
Sunday 09:00 to 23:00 hrs. New Year's Eve 09:00 to 01:00 hrs. Background music, not dance floor or loud, for restaurant ambience.
- But on Live Music (indoors)
 - I gather the request was for Monday to Friday 12:00 to 23:00 hrs. Saturday and Sunday 10:00 to 23:00 hrs to allow provision for occasional live, mainly acoustic music as ambience rather than an event. **I would support this as long as it was acoustic only**

Many thanks!

From: licensing@york.gov.uk
Sent: 20 September 2022 09:28
To:
Subject: RE: The Liquor Store, Premises Licence application

Dear Mr

Thank you for your reply.

We may only take representation from named persons, therefore whilst I appreciate you represent 163 properties as an association we can only accept the representation from yourself and those four named persons in your email.

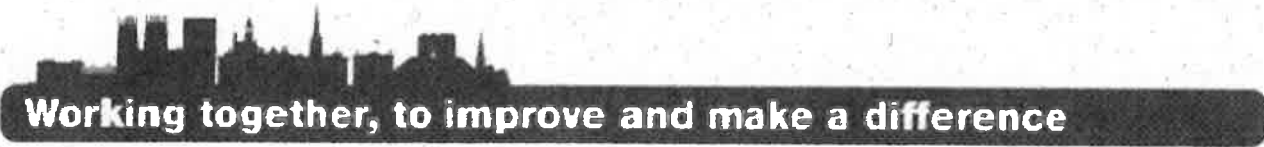
Many associations in these circumstances find it useful to produce a petition, you have until 3rd October should you wish to submit such a petition signed by your members.

Your representation which has been logged. You will be contacted again once the period of consultation (3rd October) has passed regarding any potential licensing hearing.

Kind regards

Helen Sefton | Senior Licensing Officer
t: 01904 552422 | e: licensing@york.gov.uk

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From: [redacted]
Sent: 17 September 2022 18:10
To: licensing@york.gov.uk
Subject: Re: The Liquor Store, Premises Licence application

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Thanks for getting back to me and apologies for not picking up on this. We do represent 163 apartment owners, but I don't think it is appropriate for me to include all their names and addresses. So these are the details of the 5 current directors of the management company (who are all residents):

1. [redacted] ck: Apartment 1 The Residence, Bishopthorpe Road, York, YO23 1DQ
2. [redacted] Apartment 2 The Residence, Bishopthorpe Road, York, YO23 1DQ
3. [redacted] Apartment 3 The Residence, Bishopthorpe Road, York, YO23 1DQ
4. [redacted] Apartment 4 The Residence, Bishopthorpe Road, York, YO23 1DQ
5. [redacted] Apartment 5 The Residence, Bishopthorpe Road, York, YO23 1DQ

Regards,

On Fri, 16 Sep 2022, 16:15 licensing@york.gov.uk, <licensing@york.gov.uk> wrote:

Dear Mr

Thank you for your representation, for the Licensing Authority to be able to accept this we require an address.

Furthermore if you write representing a list of persons you will need to supply names and addresses of those you represent.

I have attached a guidance note which may assist.

Kind regards

Helen Sefton | Senior Licensing Officer

t: 01904 552422 | e: licensing@york.gov.uk

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Place Directorate, Hazel Court Eco Depot, James Street, York, YO10 3DS

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From:

Sent: 16 September 2022 14:48

To: licensing@york.gov.uk

Subject: The Liquor Store, Premises Licence application

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'm writing on behalf of the management company for The Residence (representing 163 apartments).

Given the proposed change of use from a cafe/deli to something more in the nature of a wine bar, we are concerned about the potential for noise nuisance and anti-social behaviour. The concern about noise nuisance is heightened when customers would be leaving the premises, waiting for taxis etc.

So whilst welcoming the initially proposed cafe/deli concept, we suggest that the sale of alcohol, on and off the premises, be allowed only up to 8pm. We also suggest that the external seating areas should only be used up to 7pm, as per the condition in the approved planning application.

We are concerned about the significant potential for anti-social behaviour on race days in this area, which is already a problem, with a new bar attracting post-racing drinkers and inviting anti-social behaviour.

Director of The Residence (York) Management Company

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From:
Sent: 20 September 2022 20:15
To: licensing@york.gov.uk
Subject: Representation to Object to a Licensing Application - Ebor Holdings 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.

Objector:
in capacity as nearby resident.

Clock Tower Way
York
YO23 1PP

Applicant:
Ebor Holdings Limited
Lower Ground Floor
The Liquor Store
The Chocolate Works
Bishopthorpe Road
York YO23 1DE

I wish to object to this application's proposed opening hours on the grounds of Public Nuisance. With specific reference to i) Noise, ii) Parking issues, and iii) off-sale of alcohol. As the application stands, these will operate to late at night/early hours of the morning, which is wholly inappropriate and unnecessary for a densely populated residential area.

i) Noise

The premises are located central to a very densely populated residential area. The adjacent residential buildings of The Residence (directly opposite), Orange House (adjacent), The Clock Tower (adjacent) and the town house style properties of Clock Tower Way, Robert Street and Joseph Terry Grove (immediately behind) are all tall buildings of 3 or more storeys that create an "acoustic amphitheatre", of which The Liquor Store located at its central point. Architecturally, The Liquor Store could not have been placed in a worse location for any activity that causes noise disturbance.

Following the recent completion of the surrounding buildings it is already evident that noise generated from events at the nearby race course is channelled and reverberates around these buildings. Any noise generated within the area will be amplified and circulated to the disturbance of all nearby residents.

Specific consideration should be given to the nearby Chocolate Works Care Home where residents are elderly, often fragile and vulnerable. This sector of society should be afforded our highest possible level of protection from disturbance and noise.

The original proposal for The Liquor Store was for a day time style café located in a densely populated residential area that did not envisage evening or night time operation.

The operation of the premises in the manner proposed will significantly disturb nearby residents who range from the elderly to many young families with toddlers and babies.

ii) Parking

Facilities for parking in the surrounding area is severely limited. The small number of spaces allocated to the applicant (3 spaces?) will likely be needed for staff. All other car parking spaces in the area are allocated exclusively to residents, visitors specifically visiting residents or other small businesses. The practical reality is little or no parking will be available for patrons. While some may visit on foot, there will be a propensity for a large number of taxis picking up late at night, with associated door slamming and engines running. There are no designated pick up or drop off points for taxis, resulting in road congestion and obstruction.

iii) Sale of Alcohol

Off-sales - The nearby "soon to open" Co-operative Supermarket at the other end of Clock Tower Way already adequately serves the area with off-sales. There can be no justification of requirement for additional amenity.

On-sales – The responsible service of alcohol during hours compatible with not disturbing a densely populated residential area is acceptable. However, anything beyond early evening will inevitable lead to local disturbance.

While I generally support the application (off-sales excepted), the opening hours should be limited to those commensurate with the undisturbed living of the many families living nearby who have to be up early for work and school. Special consideration must be given to the nearby Care Home.

I respectfully suggest that given the sensitive nature of the location, 8pm closing is appropriate for this type of establishment.

Yours sincerely

From:
Sent: 21 September 2022 10:45
To: licensing@york.gov.uk
Subject: Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, York YO23 1DE

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 Sir, Madam,

I own an apartment within The Residence (flat) and I would like to submit the following with regards to the proposed licensing application for the Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, York YO23 1DE.

While I fully support the plans for a cafe/deli and I would expect this to be popular and well used by residents and others in the area, I do object to any application for live music and for the sale of alcohol beyond 8pm each day.

My reasons for these objections include the following -

1) This immediate area is now a well established residential area. The owners of all of the surrounding properties at The Residence and The Chocolate Works purchased their properties because this area has been carefully designed as a residential space. There is a care home closeby, the 'Peace Garden' which is a private garden space for residents is located almost opposite The Liquor Store and all 4 sides of The Liquor Store have immediate residential properties as neighbours. My concern is that licensed premises where alcohol is being served later into the evening beyond 8pm will create noise and disruption for residents and will have an adverse impact on their ability to have peace and enjoyment from inside their homes and the 'Peace Garden', particularly during warmer weather where windows are likely to be open within residential properties and the Peace Garden will be used in the evening by residents. Noise from licensed premises late into the evening will have a negative impact on residents' quality of life.

2) I have concerns that licensed premises which are permitted to serve alcohol beyond 8pm will create anti-social behaviour, more traffic within The Residence/Chocolate Works estate late into the night and general disturbance for residential neighbouring properties. Looking at what can happen with licensed premises elsewhere in York , it would be easy to anticipate that an intolerable level of noise and nuisance from customers would be created from them arriving / leaving late into the evening, the risk that those people spill over into other parts of The Residence/Chocolate Works estate and there is a general air of anti-social behaviour, litter, noise and traffic. I would be concerned this has an adverse impact on the 'Peace Garden' and residents' ability to enjoy their homes as intended.

3) Race days would be of critical concern and I would expect particular problems to be generated on race days with people attending and trying to gain access. With late licensed premises serving alcohol beyond 8pm being positioned so close to the racecourse, I would expect a significant level of noise and disruption being created for residents and neighbours of The Liquor Store and this will create long term and embedded anti-social issues within the area.

4) Later licensed premises serving alcohol beyond 8pm are more likely to attract a high volume of customers to The Liquor Store travelling from further afield. This will create further noise, pollution and road traffic within The Residence/Chocolate Works estate. With only up to 9 car parking spaces available in the evening for The Liquor Store, there will inevitably be issues with parking and traffic management both within the estate and on the street.

From: |
Sent: 22 September 2022 06:13
To: licensing@york.gov.uk
Subject: The Former Liquor Store, Bishopthorpe Road, York - Ref 21/02749/LBC

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.

To whom it may concern

My wife and I are the owners of Flat The Residence, Bishopthorpe Road. We wish to raise an objection to the license application for a bistro/wine bar/off-license at the above Former Liquor Store.

The conversion of the former Terry's Chocolate factory was based on the development of high-quality apartments, care home and offices. Consequently, premium prices were paid.

A significant proportion of owners/tenants are retired people.

I believe it is therefore totally inappropriate to create a bar and off-license in such a location and which is only a few metres from the entrance to The Residence.

It is a well-known fact that licensed premises are a magnet for undesirables, that will generate anti-social behavior, (including violence), and raised noise levels after dark; thereby causing a major nuisance for local residents.

In addition, there are already significant car parking problems that the establishment of a licensed premise will only exaggerate.

In summary, a quite high-quality residential area is not an appropriate location for a drinking hole. People who have invested heavily in buying an apartment should not have lifestyles prejudiced in order for a bar owner to make a quick financial killing.

The original intent when developing the former Liquor Store was for a cafe/delli. I am therefore asking for the license application to be rejected.

Regards

From:
Sent: 24 September 2022 19:18
To: licensing@york.gov.uk
Subject: Objection PR/RESID/ licensing 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.

I am writing to object to the licensing application at The Liquor Store Bishopthorpe Road

I have lived at The Residence for three years & I have accepted a considerable amount of noise & disturbance whilst the Liquor Store is being refurbished. My bedroom, along with many others, faces the store & I have been woken many times with the horrendous noisy delivery of materials & voices before normal working hours

I am extremely concerned that the permission of the liquor license would interfere with the established comfort & quality of life of the area of Residential living due to the noise of voices, traffic & taxis. Noisy Delivery lorries would also be increased. It would be impossible to open any windows in the vicinity either in the heat of the summer or for general comfort when sleeping. This would amount to Statutory nuisance.

I completely disagree with the permission of a liquor license in this Residential area on the grounds of noise & nuisance to existing neighbours

Apartment The Residence
Bishopthorpe Road

Sent from my iPhone

From:
Sent: 23 September 2022 20:08
To: licensing@york.gov.uk
Subject: Re: Liquor Store, Terry's, Bishopthorpe Road, York

Categories: F

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.

On Fri, 23 Sep 2022 at 08:55, [redacted] wrote:

I write to object to the application regarding the Liquor Store at Terry's, Bishopthorpe Road. Below are my main objections to the proposals in the application.

The Liquor Store is entirely surrounded by residential apartments and houses. My apartment faces the Liquor Store frontage and is approximately fifty yards away. Many retired people reside in The Residence , and The Care Home is in close proximity.

Allowing various events until 11 p.m (12 p.m Fridays and Saturdays) is totally unacceptable . The sale of alcohol during these hours will create serious problems.

Anti social behaviour often accompanies late hour drinking venues. This is bad enough in York city centre, but would be horrendous in this quiet residential area.

An increase in footfall would create more noise together with problems of discarded litter etc.

Vehicular parking will certainly be a problem as there is very limited parking spaces available for the use of the Liquor Store.

We at The Residence and Clock Tower are very concerned that the proposal, if allowed, would devalue our properties. We have paid, and continue to pay re management fees and substantial council tax, to live in an area where we hoped would be beneficial to our peace of mind. I therefore ask the council to seriously consider not allowing this proposal .

The Residence
Bishopthorpe Road
York
YO23 1 DQ

From:
Sent: 23 September 2022 18:13
To: licensing@york.gov.uk
Subject: Application re. The Liquor Store, Terry's, Bishopthorpe Road, by Ebor Holdings

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.

I have listed below objections to the application/proposal regarding the Liquor Store at Terrys.

- 1) Allowing an event to take place from 9am-11pm Sunday to Thursday, 9am-12midnight Friday & Saturday.
- 2) The Liquor Store, is surrounded by and in very close proximity to residential apartments and houses, i.e. The Residence, The Clock Tower, The Chocolate Works, and a care home. Also, being built now is a facility for brain damaged patients.
- 3) Parking will be very limited, and it is of great concern that this will cause cars to be illegally parked in The Residence car park.
- 4) Late hour drinking venues often produce anti-social behaviour. Unlike York city centre, where this is often a big problem, we are a residential community where anti-social behaviour would cause great anxiety & be very distressing to all residents.
- 5) increased footfall would create further noise, along with serious litter problems.
- 6) Many retired people living at The Residence look forward to spending their lives in peaceful, tranquil and historic surroundings. This would certainly not be the case should this proposal be approved.

I therefore request that the Council look at all the objections from extremely concerned residents, taking everything into consideration, and reject this proposal.

Apt
The Residence
Bishopthorpe Road
York
YO23 1DQ

Sent from my iPad

From:
Sent: 26 September 2022 10:49
To: licensing@york.gov.uk
Subject: Re Owner of One The Residence York YO23 1DQ

Follow Up Flag: Follow up
Flag Status: Completed

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

It has come to my attention the Landlord or Tenant of the Liquor Store at The Residence YO23 1DQ has now requested a change from the initial plan of a Coffee shop/ Deli, to a facility with alcohol on sale 7 days/nights per week with a licence to serve alcohol until midnight on 2 of the 7 nights of the week.

My bedroom and sitting room is less than 10m away from The Liquor Store and I totally object to this proposal as it is wholly impractical to have a drinking/eating establishment in what is a quiet residential area.

In the spring and summer, I like to sit in my patio garden and read making me now less than 8m away from dozens of people sitting outside causing a disturbance and preventing me from having the quiet enjoyment of my apartment and patio.

It is totally unacceptable to develop a lovely tranquil residential site and then allow the retro application for a drinking licence. As you are know doubt aware, this will increase footfall and traffic along with unsocial behaviour, late night noise, broken glass, cigarette butts and everything else associated with the late fall-out from drinking establishments.

It has been suggested it will be a place where the residents of The Residence might like to go but given the average age of the residents is around 60 years, I cannot imagine this is a venue they would want to frequent on a regular basis.

Please expect this email as my Objection to have any sort of establishment which works out side of normal business hours Monday to Friday 09:00 to 17:00 and particularly one which sell alcohol.

Kind regards

From:
Sent: 26 September 2022 14:21
To: licensing@york.gov.uk
Subject: Liquor Store licence application by Ebor Holdings

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.

Good afternoon

I would like to object to the above on the following grounds. I live at The Residence, Bishopthorpe Road York. My apartment is one of 166 with all 3 bedrooms facing onto the liquor store. Further, there are numerous other houses and apartments close by including The Chocolate Works incorporating Orange House which is immediately adjacent to the Liquor Store and The Clock Tower apartments. On top of this the care home forms part of the estate. The nature of the tall buildings makes even the slightest sound audible, resulting in sleepless nights for many people. The idea of what was originally to be a coffee shop evolving into a wine bar selling small plates and with a licence to 11pm Sunday to Thursday and thereafter midnight on Fridays and Saturdays would make life untenable. At a meeting with the prospective owner myself and others suggested a 9pm closing time. I would like to see the building put to good use but not with a licence that would adversely affect so many people.

Kind regards

Sent from my iPad

From:
Sent: 26 September 2022 17:12
To: licensing@york.gov.uk
Subject: Re: Ebor Holdings Ltd: The Liquor Store, Bishopthorpe Road. YO23 1DE

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 Ms Sefton,

Thank you for your swift reply.

Please find below my new and hopefully valid OBJECTION to the above Application.

I am concerned about the potential for noise nuisance and anti-social behaviour. The concern about noise nuisance is heightened when customers would be leaving the premises in particular, waiting for taxis etc. The Liquor Store is enclosed by residential property on three sides & can only be accessed from 'private land'. There is no access from an adjacent public highway. As such both entering & leaving the Cafe/Bistro would require customers to pass close to ground floor bedrooms of three blocks of apartments, the ground floor bedrooms of residents of Springfield Health Care Home, as well as all of the bedrooms of those on higher levels. There is no substantial garden areas to separate the housing from the pavement & roadway from late night revellers.

The neighbourhood is currently quiet with little traffic or pedestrianised movement after about 18:00. This is likely to change with a granting of an alcohol licence, resulting in public nuisance in general. Many of the apartments have outside space with terraces or balconies & overlook the Liquor Store. These properties in particular will suffer from late night noise. Particularly so, as is common with many recently built blocks of apartments, they are over warm for much of the year resulting in doors & bedroom windows being open day & night.

I am concerned about the significant potential for anti-social behaviour on race days in this area, which is already a problem, with a new bar attracting post-racing drinkers and inviting anti-social behaviour.

Please reject this Application in its entirety.

Thank you & regards,

Apartment he Residence, Bishopthorpe Road, YO23 1FF

On 26/09/2022 15:46, licensing@york.gov.uk wrote:

Dear Mr Smith

Thank you for your email.

I have attached a guidance note regarding making a representation, planning permission (or lack of) is not one of the four licensing objectives, nor is the presence of another licensed premises within the vicinity. If you would like to reword your representation in line with the

attached guidance I would be happy to accept your submission. As it stands I'm afraid your representation is not valid.

Please note the applicant has removed all requests for licensable live and recorded music within this application, therefore the application is for the sale of alcohol only (on and off the premises).

You may also find it useful to know that the Planning Authority are a statutory consultee on all licensing applications.
Please note you have until 3rd October to make your representation.

Kind regards

Helen Sefton | Senior Licensing Officer
t: 01904 552422 | e: licensing@york.gov.uk

City of York Council | Public Protection
Place Directorate, Hazel Court Eco Depot, James Street, York, YO10 3DS
www.york.gov.uk | [facebook.com/cityofyork](https://www.facebook.com/cityofyork) | [@CityofYork](https://twitter.com/CityofYork)



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From:
Sent: 26 September 2022 15:00
To: licensing@york.gov.uk
Subject: Ebor Holdings Ltd: The Liquor Store, Bishopthorpe Road, YO23 1DE

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,

Re: Application for the grant of a new premises licence: Cafe, Deli, Wine Bar, Restaurant. Live Music, Recorded Music (indoors) + Supply of Alcohol (on/off sales)

From: [redacted]
Sent: 27 September 2022 07:59
To: licensing@york.gov.uk
Subject: PR/Resid/licensing

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.

I write with reference to a petition being submitted by some residents of The Residence in relation to the application by the cafe at the Liquor Store to amend its business operating licence.

I note that many people signing the petition objecting had not had sight of the letter submitted when signing the petition as it was still being composed

Many residents including myself fully support the provision of a licensed cafe subject to the objections which had already been raised by the Directors of our management committee and hope it will become an important part of the local community

[redacted]
The Residence

Sent from my iPad

From: [redacted]
Sent: 27 September 2022 07:58
To: licensing@york.gov.uk
Subject: Old Liquor Store, Terrys York

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.

Hi

After reading a petition that is being composed by some residents at the Residence, York I should like to make the following points

1. The petition is being signed without petitioners having access to the letter of petition. "There will be a comprehensive letter to the licensing authority outlining the reasons why we disagree with any changes to allow alcohol to be sold from the premises and also regarding the prolonged opening hours, this is still being composed" being the information supplied to the signatories.
2. The petition does not allow for individual objections.
3. There are residents here who fully support the provision of a licensed cafe.

I support the current application in line with objections raised by the Directors of our Management Committee.

Regards

The Residence.

27

From: _____

Sent: 28 September 2022 20:45

To: licensing@york.gov.uk

Subject: Licensing Comments - Ebor Holdings Limited Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, York, YO23 1DE

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.

Good Morning

My wife and I reside in The Residence at The Chocolate Works, and wish to support this application. The applicant is obviously an experienced licensee having owned/run 'more upmarket' establishments previously and will undoubtedly police the premises in order to protect his license. We view this proposal as a fantastic social space, within the overall Chocolate Works development, which will allow residents to meet their neighbours/friends for a chat; to enjoy a drink and a bite to eat. I know several mature couples and single people (fellow residents/friends) who would definitely support this venture. I would urge the Licensing Authority to approve this application, with viable licensing hours, and allow the applicant to make the venture profitable and successful. The alternative is that should the application be refused, the premises are likely to remain vacant in the long term. This would be a missed opportunity to breathe new life into this beautiful listed building in one of the most important conservation areas in York.

Kind regards

Mob.

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From:
Sent: 29 September 2022 22:12
To: licensing@york.gov.uk
Subject: Liquor Store, The Chocolate Works.

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.

I wish to comment and object to the times of opening of the Cafe/Deli/Wine Bar at the Liquor Store in the Application by Ebor Holdings.

This unit is within close proximity to my Town House property at Clock Tower Way and will affect our personal lifestyle if the present opening hours are approved

A daytime Cafe Deli operation was always a possibility and we understood this would be subject to a restaurant style license where food is obligatory. The License Applied for suggests that this will be a Pub style operation with extended evening hours and outside area. We understand the Music license has been withdrawn.

Also please note that there is already a shortage of visitor parking spaces on the development which will add to the problem.

Our privacy will suffer if the proposed Application is approved, please consider our quality of life and the environment that this could damage, We would not have purchased this property if this business plan had been operating.

Sincerely

Clock Tower Way

> To: licensing@york.gov.uk
> Subject: The liquor store , The Residence, Bishopthorpe Road.
>
> 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. We live at the Residence and wish to support the licence to be granted to the deli/bar. It will provide a brilliant community meeting point for us all and also the care home staff will be able to access this facility in their so very well earned breaks.
> Also, the residents in the care home will enjoy be able to take advantage of being taken there as a welcome change of venue for them and their families.
> We understand the ethos of this type of bar and and it will not encourage drunken and loutish behaviour.
> I'd do hope you will grant this much needed licence for our immunity.
> Thank you. |
>
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>
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From: M.
Sent: 30 September 2022 09:57
To: licensing@york.gov.uk
Subject: Conversion of liquor store at the Chocolate Works

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 whom it may concern:

We live adjacent to the above (see address below) building which we were led to believe would be converted to a sedate day time cafe when we purchased our house a year ago. We now learn that it is to be much more than that and make the following comments.

- 1) Opening hours are excessive in a quiet residential neighbourhood. Disturbance from customers leaving the premises after 23.30 Monday to Thursday and 0030 Friday and Saturday is inevitable and these times need to be adjusted to significantly earlier times.
- 2) Live and recorded music will also significantly disturb the residents and should not be allowed.
- 3) Supply of alcohol from 0900 is far too early and an opportunity for abuse.

Additionally the impact of increased traffic and parking issues will prove problematic in a residential area of parking restrictions. The potential consequences of such a venue on Race days is clearly detrimental to the area.

.e

Clock Tower Way
York
YO23 1PP

From:
Sent: 30 September 2022 11:38
To: licensing@york.gov.uk
Cc:
Subject: Licensing Act 2003 - Application Ebor Holdings, Lower Ground Floor, Liquor Store, The Chocolate Works, York YO23 1DE

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.

Date: 01/09/2022 Applicant: Ebor Holdings Limited Premises Address: Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, York YO23 1DE

Dear Sir/Madam,

On behalf of the Chocolate Works Residents Committee, names and addresses detailed below, we wish you to consider our objections to the opening hours detailed in the above application.

Given the proposed change of use from a cafe/deli to something more in the nature of a wine bar, we are concerned about the potential for noise nuisance and anti-social behaviour, particularly when customers would be leaving the premises, walking home, or waiting for taxis etc.

We suggest that the sale of alcohol, on and off the premises, be allowed only up to 10pm with closure at 10.30pm. We also suggest that the external seating areas should only be used up to 8pm, as per the condition in the approved planning application.

This relatively new residential development includes approx. 600 households, plus a care home, it is currently extremely quiet especially after 10pm when any slight noise can be noticed due to the architecture and planning of the scheme.

We are also concerned about the significant potential for anti-social behaviour on race days in this area, which is already a problem, with a new bar attracting post-racing drinkers and inviting anti-social behaviour.

Closing times for similar businesses in the locality are as follows, although none of these are located in such a quiet concentrated residential area, with those with a food offering being more in line with the closing times we have detailed above.

- 2 Many Wines Bar – Tue-Thu 10.30pm, Fri-Sat 11.30hpm and Sunday 7pm.
- Trinacria Restaurant – Wed-Sun 9pm
- Rice Style – Mon-Fri 9pm, Fri-Sat 10pm
- Angel on the Green – Mon-Tue 10pm, Wed-Thu 10.30pm and Fri-Sat 11pm (the outside seating is closed by 8pm)
- Winning Post Pub – Mon-Fri 11pm, Sat 12pm and Sunday 9pm
- Knavesmire Pub – Mon-Fri 11pm and Sunday 10.30pm (recently the landlord has commented they will close on Race days due to ASB).
- Melton's Restaurant – Tue-Sun 9.30pm

- Woodman Restaurant & Pub – Mon-Sat 10pm and Sunday 6pm.
- Balloon Feste – Finale end 10.15pm with car parks closed 10.30pm.
- Race day Music Events – 10.30pm

Many thanks

Kind regards

Chair CWRA

Robert Street
York
YO23 1PS

Harlequin House,
Joseph Terry Grove
YO23 1FN

Medallion House,
Joseph Terry Grove,
York,
YO23 1FL

Clock Tower Way
York,
YO23 1PP

Carousel House,
Joseph Terry Grove
York.
YO23 1FJ.

Bayldon Square,
York
YO23 1PT

Clock Tower Way
York
YO23 1PP

From:
Sent: 30 September 2022 14:04
To: licensing@york.gov.uk
Subject: The Liquor Store; Premises Licence Application

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,

Having read the amended version of the application for the licence of The Liquor Store, and myself would like to confirm our support for it.

I think the proposed cafe and restaurant will be mainly used by local residents and there should be no issues regarding anti- social behaviour.

I think it will benefit/enhance the area.

Regards

The Residence

From:
Sent: 30 September 2022 18:25
To: licensing@york.gov.uk
Subject: Licensing Act 2003 - Application Ebor Holdings, Lower Ground Floor, Liquor Store, The Chocolate Works, York, YO23 1DE

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.

Date: 01/09/2022 Applicant: Ebor Holdings Limited Premises
Address: Lower Ground Floor, The Liquor Store, The Chocolate Works,
Bishophorpe Road, York, YO23 1DE

Dear Sir/Madam

I wish to make the following objections to the licensing application for the new Liquor Store Cafe and Wine Bar received from Ebor Holdings.

The new Liquor Store Cafe and Wine Bar is situated in close proximity to a densely populated residential environment, being completely surrounded by The Residence, The Clock Tower, and the large residential development that is The Chocolate Works. The architecture and layout of these buildings is such that noises of any sort echo readily around the original source, and can easily be heard in nearby homes.

It is noted that the address of the new Liquor Store is 'The Chocolate Works' even though it is outside the delineation of the development. I understand that there will be parking spaces for 10 vehicles opposite The Residence, however I have great concerns that customers will abuse the visitor parking arrangements at The Chocolate Works, instead of using these facilities, causing further nuisance to people living on this development. Will this be addressed through signage at the entrance to The Residence from Bishophorpe Road.

I note that the live and recorded music element of the original application has now been removed which is good news as I believe this would have created an unacceptable level of noise nuisance to the surrounding properties.

The change in use from a deli/cafe to a wine bar presents a significant concern for potential noise nuisance and anti-social behaviours from customers using the wine bar.

In view of the above concerns, I would suggest that the sale of alcohol on and off premises ceases at 10.00 pm with a closing time of 10.30 pm in view of the

proximity to, and the density of residences surrounding the Liquor Store. In addition, the use of the external seating area should close at 8.00 pm.

I would be grateful if you take my objections and concerns into consideration when reviewing this licensing application.

Yours sincerely,

~~1111 1111~~
Clock Tower Way,
York
YO23 1PP

Sent from my iPad

From:
Sent: 01 October 2022 07:32
To: licensing@york.gov.uk
Subject: Objection: Licensing Application: Liquor Store (Lower Floor)

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 Sir/Madam,

I'm writing with respect to the licensing application filed by Mr. Ben Williams relating to the former Liquor Store building (lower floor) next to the Residence Building off Bishopthorpe Road in York. I wish to object in the strongest possible terms to the application for a license to serve alcohol on the premises (at any time) and also to the intent to host live music from the premises.

I own property . . . , The Residence, on the ground floor of the Residence, around 25 meters and within direct line of sight of the Liquor Store building. My property also has 2 allocated car parking spaces directly in front of it. I presently rent out the property but it is my intent to move in myself. So my objections are raised as both a landlord (also with concern for my present and future tenants) and also from my perspective as someone who will eventually live in very close to proximity to the Liquor Store building.

My grounds for objection are specifically based on:

- The noise that intoxicated customers are likely to bring to the area when leaving the building.
- The scope for vandalism to high value property and cars just meters away from the entrance.
- There is inadequate parking allocated to the Liquor Store (Lower floor) to support the flow of custom which may arise from a popular bar/bistro serving alcohol. My understanding is that the Liquor Store has 9 parking space allocated, However, the Lower Floor has just 3 parking spaces allocated. This will lead to parking spaces (such as my own) invariably being occupied by customers of the bar. There is no effective way to police this scenario. Customers will just park where they can. So much better to avoid the scenario completely.
- With respect to live music. The noise generated by not only a band but the audience are completely unacceptable within this established residential community.
- Impact of race days. The volume of people which visit the neighbouring race course is immense on race weekends. We already have the situation of some

drunken race goers using the address of the The Residence from which to order their Taxi after a long day of drinking.

It requires little imagination to comprehend the scope for anti-social behaviour that is certain to arise on race weekends should an alcohol serving establishment just around the corner be made available to race goers at the end of a race day.

- The above daily factors will inevitably have a negative effect on property prices and rents in the immediate area of the proposed licence. In short, the points above will make The Residence, Clock Tower and Chocolate Works developments less desirable places to live than they are today.

As a closing remark I'd like to express that some owners and residents have now waited 5 years for the former Terrys site development to complete. This has brought a lot of chaos for residents and we are now finally reaching a conclusion with all developments set to complete within 2023. The final piece of the jigsaw on this long journey is an acceptable operating scope for the Liquor Store Lower Floor. This space should first and foremost serve the needs of those that can walk or cycle to it. Any business plans (and dependent licensing) that require parking spaces which don't exist and which will create a negative impact on the local community should be rejected as a common sense measure in their entirety. However, a bistro/bakery/deli etc.

without an alcohol or live music license (at this location) would be an excellent asset for the local community.

Since regards,

Millfield Road
York YO23 1NH
Tel:

From: [redacted]
Sent: 02 October 2022 09:53
To: licensing@york.gov.uk
Subject: Application by Ebor Holdings Ltd - The Liquor Store YO23 1DE

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.

Leaseholder Resident Comment

Apt The Residence
Bishopthorpe Rd
YO23 1DQ
0

In general I welcome this application and the contribution it will make to an area which lacks facilities for social activities.

However I have lived in my apartment for the past 4 years with my main bedroom facing directly opposite the application premises on floor one. I would struggle with the late hour proposed for liquor sales either inside the building or for consumption elsewhere. In the past I have been well served by environmental health who helped to resolve an issue I had with regard to overly noisy machinery. I do hope they are aware of this application.

This is a residential area and also, given the architectural layout of the estate, is prone to sound transmissibility. I am not infrequently disturbed by excessive noise usually by people who have drunk too much and don't appreciate how their voices, conversations and on occasions arguments or upset travels in this area closely bound by high buildings. I would please ask you to curtail the later opening times so we can all live in peace together, enjoy this addition to the estate and welcome Ebor Holdings as a new and friendly neighbour. It is my absolute intention to make this venue a place I will frequent but please shut it down by 10.30.

I hope you will take this point of view into consideration.
Thank you.

From:
Sent: 02 October 2022 14:02
To: licensing@york.gov.uk
Subject: Licensing application.- Lower Ground Floor, The Liqour Store, The Residence, York

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.

Raising objection

This objection is made on three grounds: disturbance to the residential community; potential for antisocial behaviour; and an abuse of process.

Disturbance to the residential community: The Residence and The Chocolate Works have been carefully designed as a residential community, with oversight of YCC Planning Dept to ensure this was achieved. Had I bought my home next to a bar I would have done so with the knowledge I could be subject to noise from the premises, but I did not. I bought my home in a carefully designed residential area. The insertion of this licensed premises, offering late night activities, creates a very different environment.

The noise created by general chatter late at night is amplified by the architectural design, allowing noise to bounce off walls and rise up the building. It is easy on an evening to clearly hear conversation on balconies some 50m away.

Additional disturbance is likely from increased traffic in the form of taxis [and people waiting outside for them] and for local residents who can expect to lose access to their designated parking spaces as a consequence of the premises only having three parking spaces [upto 10 if other business share].

Potential for antisocial behaviour: There is no history of antisocial behaviour on this residential footprint, as there is nothing operating as a central focus. To approve such a license on the basis that there is no history of ASB, and then wait to see if it happens, would be both inappropriate and disrespectful of the existing residents.

Abuse of process: The original planning application was made for coffee house and delicatessen to operate in this space. This was approved with strict criteria, which included no late night opening - to avoid issues for residents, including young families no more than 10m from the property. Before this has been given chance to see if it works, we are subject to this application - a significant change of use. I do not object [in principle] to a licence, that would allow the originally proposed coffee house to serve alcohol, but on the original terms, not the late night terms proposed here.

Submitted with regards

The Residence
Bishopthorpe Road
York
YO23 1DQ

From:
Sent: 02 October 2022 15:53
To: licensing@york.gov.uk
Subject: License objection

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.

Ebor Holdings Limited. Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, York YO23 1DE

I strongly object to the license application for the above property which is change of use to a bar/restaurant, the sale of alcohol and the extended opening hours. Glad to see live/music has been removed from the application. Bare in mind my bedroom window is on the first floor opposite the liquor store, I work shifts including weekends as a train driver based at the Doncaster depot. On early shifts I'll be going to bed around 8pm for an alarm call of 3-4am depending of shift. Last thing I need and I'm sure the majority of others living in this quiet residential area is excessive noise and disturbance every night from and around the liquor store. Last night there was a private opening party at the liquor store, with live music, people drinking and hanging about outside talking loudly. The noise was awful as the sound bounces around the built up area which is amplified. They weren't considerate to the people living here. Luckily I didn't need an early night.

The owner should have been honest with their intentions for the building, they might of realised a business of this type would be better in the city centre. I moved to this area of York 5 years ago because of its peacefulness in the evenings. I hope this license application is rejected.

Kind regards, A

The Residence
Bishopthorpe Road
YO231DQ

Sent from my iPhone

From:
Sent: 02 October 2022 17:47
To: licensing@york.gov.uk
Subject: Licensing Act 2003 - Application Ebor Holdings, Lower Ground Floor, Liquor Store, The Chocolate Works, York, YO23 1DE

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.

- > Date: 01/09/2022 Applicant Ebor Holdings Limited Premises Address:
- > Lower Ground Floor, The Liquor Store, The Chocolate Works,
- > Bishopthorpe Road, York, YO23 1DE
- >
- > Dear Sir/Madam
- >
- > I am writing to express my concerns regarding the licensing application for the new Liquor Store Cafe and Wine Bar received from Ebor Holdings.
- >
- > I believe the licensing hours requested in the application are wholly inappropriate for these premises, located as they are in the heart of a peaceful, heavily populated purely residential area. With this in mind, and to reduce the potential for disturbance to close neighbours from noise and antisocial behaviour, I would propose a slight reduction in the permitted licensing hours, more in keeping with the location of the premises.

- > I would suggest that the sale of alcohol on and off premises ceases at 10.00 pm with a closing time of 10.30 pm. In addition, the use of the external seating area should close at 8.00 pm.
- >
- > I would be grateful if you could take my concerns into consideration when reviewing this licensing application.
- >
- > Yours sincerely,
- >
- >
- > Clock Tower Way,
- > York
- > YO23 1PP

Sent from my iPad

From:
Sent: 02 October 2022 20:35
To: licensing@york.gov.uk
Subject: Comments on Licensing Application for the Lower Ground Floor, The Liquor Store, The Chocolate Works, Bishopthorpe Road, York.

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 Sir/Madam,

I strongly disagree with the proposed licensing application for a cafe/deli/wine bar in the lower ground floor of the Liquor Store for the following reasons.

I live in one of 163 apartments situated opposite to the liquor store. The apartment block is set in a very peaceful and tranquil residential area with very little disturbance throughout the day and night.

A licensing application for the sale of alcohol on and off the premises, 7 days a week, from 9am to 11pm/midnight could impact dramatically on all the residents, including the wider community, but most particularly those, like myself, who are in very close proximity to the liquor store.

All those on the North side of the apartment block would be on the front-line and bear the brunt of the increase in vehicle noise and pedestrian traffic, arriving and leaving throughout the day and night.

The sale of alcohol throughout the day and night also brings with it the added potential for anti-social behaviour, threatening the safety of people and property.

Voices could be amplified by high spirits, fuelled by alcohol by those inside the building and leaving the building.

The clientele occupying the outside 12 seating spaces could generate a lot of noise.

As parking is limited, there is also the problem of illegal parking and the possibility of vehicle damage.

The saleability and appeal of the properties could be adversely affected.

To give up the peace and tranquility so far enjoyed is too high a price to pay in exchange for the serious problems that could result from this proposal.

Thank you for considering my objections.

Yours faithfully,

Apt
The Residence,

Bishopthorpe Road,
York,
YO23 1DQ

Planning Application Details

Applicant: Ebor Holdings Limited

Premises Address: Lower Ground Floor, The Liquor Store, The Chocolate Works,
Bishopthorpe Road, York YO23 1DE

To whom it may concern

I OBJECT to this application for the following reasons (this is not an exhaustive list):

1. Significant negative impact on our health as current residents and our quality of life
2. Significant negative impact on our financial situation and our property investment
3. Anti-social behaviour by visitors
4. Noise from the building when it is in use
5. Noise from taxis and other traffic generated by visitors
6. Problems with intense anti-social behaviour during race days
7. Problems related to parking, or the lack of it
8. Problems that may arise in the future, if the business is sold to another owner

Additional Details

This site is an extremely quiet residential development. Our building rules dictate a quiet time from 8am to 8pm. The vast majority of people living in The Residence are in their 50s and above, many of them being elderly. The people living just a few metres away from The Liquor Store have a young family, and most residents in the Chocolate Works are either young families, or older people. On the other side of The Liquor Store there is a care home for the elderly. On any given day, the site is so quiet that I can hear the conversations the elderly ladies on the ground floor are having from the third floor, if my window is open. On any given day, inside my apartment is so quiet that I can hear the TV or radio from the property above, or the occasional person walking through our corridor. This is my sanctuary. I am much younger than most of the residents, and I deliberately chose to buy a property here to live in exactly because it is so quiet. I have an extremely demanding job, so when I come at home at the end of the day I want it to be quiet – exactly as it is right now. Just like all the other owners who bought an apartment in this building (most of whom have bought a property here as their retirement home), I have invested thousands of pounds on this property exactly because it was within a residential area that is very quiet, very private, very clean, very strict with its house rules and very respectful of other people's peace of mind. This license will take away all that we are now able to enjoy: the still quietness, the birds chirping, the trees swaying in the breeze.

Ebor Holdings Ltd. (Ben Williams) claims that he wants to cater for the local residents first. If this was really his intention then he would have taken the time to ask the local residents: what is it that we need, what is it that we lack? Instead, he submitted an application without consulting us. If he had done his research he would have found that what we need is a pharmacy, a GP surgery, a post office, a supermarket, a dentist, an indoor gym. What this community needs is the basic services that currently we do not have. We do not need a pub in our doorstep. We do not need noise and traffic in our doorstep. The negative impact that this could have for people like me for whom our house is our quiet space would be absolutely, tremendously devastating. The negative impact that this business could have on reselling our properties in the future, would also be equally destructive.

It is true that there is a lot of disturbance at the moment due to the building works, but we know these will be finishing soon so we are being patient. However, having this kind of disturbance all the time, not being able to open your window to get fresh air or just listen to the wind, because there is too much noise down below would be absolutely heart-breaking.

I believe that our building managers and residents association have already submitted a petition signed by many of us objecting to this license. However, I thought it was important to send you a separate letter too, to explain a little more about the implications that such a license could have on me as a person, but also on our community as a whole.

Yours Sincerely,

Resident and Owner: Apart. The Residence, Bishopthorpe Road, YO231FF

City of York Council Licensing Services
Hazel Court Eco Depot
James Street
York
YO10 3DS

**PETITION AGAINST THE GRANTING OF A NEW PREMISES LICENCE FOR
EBOR HOLDINGS AT THE LIQUOR STORE YO23 1DE, DATED 01/09/2022**

Dear Sir/Madam,

Attached are several sheets of a petition signed by 52 residents of The Residence, Bishopthorpe Road, who object to the granting of the above licence and the proposed opening hours for a Café, Deli, Wine Bar, Restaurant in the old "Liquor Store" which is very close and opposite the main entrance to The Residence. There are many apartments directly opposite and very close to the proposed outlet. The objections, in brief, are as follows;

- a. This is a quiet and tranquil established residential area and is not an appropriate area for the introduction of a licenced premises.
- b. There will be an unacceptable and unavoidable amount of noise levels from the Bar/Restaurant when it is in use and during all deliveries.
- c. There will be an unacceptable and unavoidable amount of noise from taxis and other vehicles arriving and leaving and the noise of the customers, especially when arriving and leaving. There will also be an unacceptable increase in traffic.
- d. Parking; Spaces for Residents are already limited. There will be an inadequate number of parking spaces available for customers, so it is highly likely that private parking spaces will be indiscriminately used.
- e. Despite any verbal assurances from the current applicant regarding keeping noise levels and disruptions to a minimum, any Restaurant/Bar always has noise and associated disruptions. Once a licence has been granted there can be no such assurances from any future owners/landlords.
- f. There will be a potential for anti-social behaviour associated with licensed premises and a possible increase in crime in the area. Safety of the residents could be compromised.
- g. There is the potential for problems on race days with the increased volume of people attending and trying to gain access through the Residents' only gate.
- h. There are plenty of Cafes, Restaurants and Bars only a few minutes' walk away on Bishopthorpe Road. Another facility is not wanted nor needed at the Residence.

The residents/tenants of The Residence have purchased/rented their apartments to be in a quiet and peaceful environment. The granting of this application will only disrupt that peace with all the noise of people coming and going, the noise of music being played, the noise of eating and talking outside and the increased vehicle traffic. All 52 residents of The Residence who have signed this petition strongly object to the granting of the above application.

✗ Attached petition with 52 names/addresses.
not included due to personal details/signatures
✗