



## **AGENDA SUPPLEMENT**

### **Licensing/Gambling Hearing**

**To:** Councillors Funnell, Pavlovic and Richardson

**Date:** Thursday, 29 November 2018

**Time:** 10.00 am

**Venue:** The Thornton Room - Ground Floor, West Offices (G039)

The Agenda for the above meeting was published on Wednesday 21 November 2018. The attached additional documents are now available for the following agenda item:

- 5. The Determination of an Application by Try (Pages 1 - 2)  
Market Halls York Limited for a Premises  
Licence (Section 18(3)(a) in respect of  
Stonebow House, The Stonebow, York, YO1  
7NP (CYC-062590)**

This is the complete version of the letter included at page 189 of the agenda

This agenda supplement was published on 26 November 2018

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

Dear Sirs,

**Stonebow House**  
**Application by Try Market Halls for New Premises Licence**  
**Section 17, Licensing Act 2003**

Considering the size of the proposed development, which Try Market Halls (TMH) themselves claim to have the potential to be a large establishment, we have grave concerns about the impact on the St Saviourgate area. Ours is a compact residential area with a narrow one-way street, St Saviourgate, serving as the approach road. We have the following objections, mainly based on the size of the development and the long hours of proposed use of the facility, running late into the night:

**1. Taxi Traffic**

The taxi traffic at night would be increased considerably to serve the customers. The number of customers during peak times at weekends could be around 600, attracted by the proposed bar facilities with standing room, and these customers would choose not to drive but to arrive by taxi. Assuming 2 passengers per taxi, it would require 300 taxi rides over a period of, say, 30 minutes in the early evening during the weekend. Based on 30 seconds for each taxi to drop off the passengers and move on, only 60 taxi rides are possible in 30 minutes. This means that passengers would also have to be dropped off on Colliergate and other nearby streets. During the busiest period from, say, 6.30 pm to 11.30 pm, the customers could be expected to be replenished every two hours resulting in constant traffic. As almost all the left-hand spaces on St. Saviourgate are reserved for parking by residents and taxis, the right-hand lane would be filled at times with stationary taxis unloading their passengers.

Thankfully the departing customers would be leaving at the top end of St. Saviourgate but there would be long queues because the taxi rank with 12 places cannot cope with large numbers. The waiting time for passengers could be 30 minutes or more resulting in the queue extending half-way down the street. The impatient passengers would start wandering around the area well past midnight and are very unlikely to be quiet.

**2. Littering and General Nuisance**

Some of the departing customers would avail themselves of the take-away meals provided at the venue or provided by the mobile stalls in the vicinity. This would result in, as we already experience occasionally, food cartons mostly with uneaten

*food being dropped around our area. Even though there are disposal facilities in the area, some people do not bother to use them, preferring to drop their litter on the streets and pavements or leave it on residents' doorsteps or on the bags or bins put out for rubbish collection or recycling in the morning. Depending on the state of inebriation, they may also entertain themselves by giving a kick to the bags or bins.*

*York is not noted for ample provision of public toilets and the demand is largely satisfied during day time by the larger retail outlets. At night the customers have to depend on the facilities provided by TMH, who no doubt would make sufficient provision, which would be responsibly used by the majority of the customers. However, there would be a significant minority of customers who would stream out of Stonebow House and want to relieve themselves after the facilities are closed. Some of these customers would relieve themselves on the street and doorways, as occasionally happens now. With the large number of customers this can become a significant problem.*

### **3. Clearing up after Closing**

*Opening times are proposed to be 7.00 am to 11.30 pm or 1.00 am depending on the day of the week. After closing, the clearing up starts and has to be completed in time for opening at 7.00 am the next morning. There would be such frantic activity with larger vehicles passing our house to do the clearing up and restocking for the next day. We shall be subjected to much noise and disturbance.*

*The fears expressed above are prompted by the size of the proposed facility, having to deal with a large number of customers, and the sheer length of the opening hours, from 7.00 am to 11.00 pm or well past midnight, 7 days a week. A more considerate and less greedy project would make the consequences more manageable.*

*It is interesting that on their website describing the plans for their project in York, Try Market Halls draw parallels with their establishments in Fulham, London and Victoria, London. Comparing the requirements of such large places in London with those in York shows their cynical attitude. They also draw attention to the fact that York has recently been voted best place to live in the UK. Looking at the size of their project for York, one wonders whether they want to ensure that this reputation of York is short-lived.*

*We appeal to you to reject the application on account of the size of the project and ask them, if they so desire, to come up with plans appropriate to a small city.*