

## AGENDA SUPPLEMENT

### Licensing/Gambling Hearing

**To:** Councillors Cuthbertson, Looker and Mason  
**Date:** Thursday, 27 October 2022  
**Time:** 10.00 am  
**Venue:** Remote Hearing

The Agenda for the above meeting was published on **19 October 2022**.  
The attached additional documents are now available for the following agenda item:

5. **The Determination of a Section 18 (3) (a) Application by Ebor Holdings Ltd. for a Premises Licence in respect of The Liquor Store, Lower Ground Floor, The Chocolate Works, Bishopthorpe Road, York, YO23 1DE (CYC-071326)** (Pages 1 - 6)

Further submissions from Representors 1, 2 and 40.

This agenda supplement was published on **25 October 2022**.

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**Cooke, Lesley**

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**From:**  
**Sent:** 19 October 2022 08:34  
**To:** [licensing@york.gov.uk](mailto:licensing@york.gov.uk)  
**Subject:** Re: Approval to Application

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I agree with the applicants request for the liquor license. I disagreed with their request for the music license which I now understand to have been removed.

Thank you

On Tuesday, October 18, 2022, 10:14:54 AM GMT+1, [licensing@york.gov.uk](mailto:licensing@york.gov.uk) <[licensing@york.gov.uk](mailto:licensing@york.gov.uk)> wrote:

Good Morning

Thank you for your email. Can you please confirm if you are wanting to withdraw your original representation, or if you have submitted this email as additional information to your original representation.

Kind regards

Lesley

Lesley Cooke | Licensing Manager

t: 01904 552422| e: [licensing@york.gov.uk](mailto:licensing@york.gov.uk)

**City of York Council** | Public Protection

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**From:**

**Sent:** 15 October 2022 09:54

**To:** [licensing@york.gov.uk](mailto:licensing@york.gov.uk)

**Subject:** Re: Approval to Application

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Regarding the application for the license per below I hope it is not too late to submit this request.

I do hope that the application for a license to sell alcohol is approved. I think having a restaurant in this area is a very good idea.

Thank you,

On Tuesday, September 6, 2022, 09:46:59 AM GMT+1,  
wrote:

**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

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Email to York Licensing

24 October 2022

*I am fully aware that the consultation for this licence has ended. However, it has only recently come to my attention that this building already has approval from the Council for restaurant facilities to be set up in this space. This is disappointing because of the negative impact such a business could have on the local environment - this space could have been used for other purposes that, in my humble opinion, are more necessary to this community (e.g. a vet, a lawyer, a pharmacy, a post office, a GP practice, a nursery). I presume the local residents were consulted during the planning permission process about this.*

*Now we have the opportunity to offer our opinion on this matter in terms of the operational side of the restaurant business that could potentially use the space, I think it is important that I share the below with you.*

*I thank the applicant for willing to invest in the local community, and I suggest the below:*

- . The business is open 6 or 7 days a week, opening at 9:00 and closing at 15:00, or anytime until 17:00.*
- . The business serves food only behind closed doors, no seating facilities are set up outside.*
- . The business does not serve alcohol.*
- . The business is not allowed to play live music.*
- . The business is not allowed to play recorded music, or it can play appropriate recorded music (e.g. classical music, lounge music) up to a specific noise level and behind closed doors at all times.*
- . Visitors to the business should park outside the estate.*
- . Clear signs should be put up asking visitors to respect the local community (e.g. by not polluting the area with noise or otherwise). The staff working for this business should also adhere to these terms.*
- . The business should adhere to accessible design principles, offering parking space (for pushchairs, bicycles, mobility scooters) outside, and relevant facilities (such as ramps) inside, so all members of the community (e.g. able, disabled, or users with limited mobility) can make use of the space.*
- . The business should operate under a probation period of 24 months to begin with, and if residents bring forward evidence that the above terms have not been met, the Council should review and potentially remove the licence or request for a new restaurant business to be set up that meets this criteria.*

*Aside from the above, here is an alternative, inclusive idea to the original exclusive, elitist concept of 'high-end pizza and wine'. Cyclists and runners, young children and their families, elderly residents with their friends and families, dog owners are the majority users of this community. As such, the business can offer a service for this type of customers, serving healthy foods and non-alcoholic drinks.*

*It is also important to be thinking about the impact to the environment that such businesses have across the world. Choosing to operate in a way that is environmentally friendly should be a priority, whether that is through the equipment used, the marketing materials, the cutlery, the packaging, how the food served is sourced and where is sourced from etc. Through and through from start to finish the*

*business should be operating sustainably and with the least possible impact to our planet and of course the local community.*

*I would be happy to expand on any of the above points, if necessary, to help the applicant figure out a more inclusive approach to this project.*

It would be much appreciated if you could please include this information to the material the Council is already reviewing about the project. Please accept my sincere apologies once again that I was not aware the space has already received approval to accommodate a restaurant, which meant that my initial objection letter was in part not immediately relevant.

Yours sincerely,

xxxxxxxxxx

The Residence YO23 1FF