

AGENDA SUPPLEMENT

Licensing/Gambling Hearing

To: Councillors Melly, Rose and Watson

Date: Friday, 25 September 2026

Time: 10.00 am

Venue: West Offices, York

The Agenda for the above meeting was published on Thursday 17 September 2026. The attached additional documents are now available for the following agenda item:

- 6. The Determination of an Application by 99 Seats Ltd for Premises Licence (Section 18(3) (a) in respect of Unit 10 Ryedale Court, Haxby, York, YO32 3SA (CYC-084959)**
Representations to the application

This agenda supplement was published on 21 September 2026.

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Orchard Paddock

Haxby

York

RE: Objection to the Premises Licence – 99 Seats Limited, Unit 10 Ryedale Court, Haxby, YO32 3SA

Dear Licensing Committee,

I am writing to formally object to the premises licence application for 99 Seats Limited, Unit 10 Ryedale Court, Haxby, YO32 3SA.

I am making this representation as a local resident under the licensing objective of The Prevention of Public Nuisance.

My property is located directly to the rear of the premises. Because of this very close proximity, any noise generated from the rear of the premises is likely to have a direct and significant impact on my household.

Existing Noise and Previous Complaints

We are already affected by noise and disturbance from the other units within the premises. We have made several complaints regarding this to Ian Gray, and I would ask that these complaints are taken into consideration and remain on record when assessing this application.

Our concerns are therefore based on our existing experience of living directly to the rear of the premises. We are concerned that the proposed operation of this additional venue, particularly until 11:00 PM, will add to the noise and disturbance we already experience.

Main Concerns

Our primary concern is the noise generated before and after the premises closes, rather than simply the activity taking place inside the venue.

Closing and clearing the premises is likely to involve staff cleaning and tidying, moving equipment and furniture, moving bins and disposing of bottles and other waste. In particular, the sound of glass bottles being placed into external bins and bins being moved can be clearly heard from our property and is particularly intrusive during the evening.

We are also concerned about deliveries and collections, particularly if these take place at the rear of the premises. Vehicles arriving and departing, engines running, vehicle doors being

opened and closed, unloading goods and moving equipment can all create noise directly towards our home.

There is also the potential for disturbance from staff leaving the premises at the end of the evening. Conversations, laughing, shouting and general talking can carry directly into our property. This is particularly disruptive later in the evening when our household is trying to sleep.

Although the proposed operating hours may finish at 11:00 PM, the associated activities are likely to continue beyond this time while staff finish cleaning, dispose of waste, move equipment and leave the premises.

If any rear outdoor area is to be used by customers, we would also have concerns about voices, conversations and laughter travelling directly towards our home and bedrooms during the evening.

Cumulative Impact

We ask that the Licensing Committee considers the cumulative impact of this application alongside the existing activities and noise from the other units.

Given the previous complaints we have made to Ian Gray, we are particularly concerned that allowing further late-night activity without appropriate controls will increase the disturbance experienced by our household.

Suggested Conditions

If the Committee is minded to grant the licence, I respectfully request that appropriate conditions are imposed to protect neighbouring residents, including:

1. **Earlier closing time:** Operating hours should be restricted to an earlier closing time, preferably **10:00 PM**.
2. **Glass disposal:** No disposal of glass bottles into external bins between **9:00 PM and 8:00 AM**.
3. **Deliveries and collections:** Deliveries and commercial collections should not take place before **7:30 AM on weekdays and 9:00 AM on Saturdays and Sundays**.
4. **Closing activities:** Cleaning, clearing up, moving bins, furniture, equipment and waste should be undertaken in a way that minimises noise, particularly after 9:00 PM.
5. **Staff leaving:** Staff should leave the premises quietly and should not congregate, talk loudly or create unnecessary noise outside the premises after closing.
6. **Outdoor areas:** Any rear outdoor customer area should have clearly defined hours of use and should not operate late into the evening.

I respectfully ask the Licensing Committee to take into account the close proximity of my property, the existing noise and disturbance from the other units, and the previous complaints made to Ian Gray.

I am concerned that the proposed operating hours and associated activities will result in an unacceptable increase in noise and disturbance to my household.

I therefore respectfully request that the application is refused or, if the licence is granted, that robust conditions are imposed to adequately protect neighbouring residents from public nuisance.

Yours faithfully

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Representation to: City of York Licensing Department

Reference: Application from 99 Seats Ltd to serve alcohol off the premises up until 11pm daily at Unit 10 Ryedale Court, Haxby, YO32 3SA

Representation relating to: The prevention of public nuisance

To whom it may concern,

We are the residents of South Lane which borders Ryedale Court on the west side. We have lived here happily for over 10 years. We would like to discuss our general support (but with concerns) with regard to the application from 99 Seats Ltd to serve alcohol on and off the premises up until 11pm daily at 10 Ryedale Court.

Firstly, we would like to say that we support the application for another evening restaurant in the village, and we do not protest at it being at 10 Ryedale Court. Another option of restaurant is something we feel the village has been lacking for some time now and we know the prospect of a restaurant at this unit has been positively received by the residents of the village.

However, it is currently a very quiet part of the village on an evening, and it concerns us greatly that the application has requested licensing for alcohol provision up until 11pm every day of the week. No other restaurant in the centre of the village (Paddyfields Chinese restaurant, Janna Spice Indian restaurant) are open this late, and from researching restaurants in York city centre, most restaurants are not open beyond 10pm. Also, no other business in the Ryedale Court building is open beyond 10pm. We do not understand why the application would need to have these extended hours for serving alcohol, especially considering this is a village location.

Our house is within 1 meters of the 10 Ryedale Court unit. We have a baby and the noise generated from patrons leaving the premises and/or music produced by the premises during these extended opening hours would certainly cause issues with sleep. It will also negatively affect the enjoyment of peace and quiet that we currently have in our garden, likely significantly devaluing our property. Another concern is that we have previously had issues with individuals throwing glass bottles into our garden from Ryedale Court, causing safety issues regarding broken glass and we think late serving of alcohol may encourage this.

We would like for you to strongly consider not allowing an alcohol license beyond 10pm. If you feel this is not a reasonable request, we would like you to at the very least consider it Sunday-Thursday. It is our understanding that the owners of 99 Seats Ltd have a background in operating a bar in York city centre, and our worry is that this establishment may become 'a bar that serves food' rather than a dedicated restaurant. A restaurant will be a good addition, but there are enough drinking establishments to serve this village without the need for this to become another one.

We appreciate you taking the time to consider our concerns.

Yours sincerely

South Lane

Haxby
YO32 3JB

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