



**Notice of a public meeting of
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)

A G E N D A

1. **Chair** (Pages 1 - 6)
To elect a Member to act as Chair of the meeting.
2. **Introductions**
3. **Declarations of Interest**
At this point in the meeting, Members are asked to declare:
 - any personal interests not included on the Register of Interests
 - any prejudicial interests or
 - any disclosable pecuniary interestswhich they may have in respect of business on this agenda.
4. **Minutes** (Pages 7 - 14)
To approve and sign the minutes of Licensing Hearing held on 14 May 2018.
5. **The Determination of an Application by Try Market Halls York Limited for a Premises Licence (Section 18(3)(a) in respect of Stonebow House, The Stonebow, York, YO1 7NP (CYC-062590)** (Pages 15 - 386)

Democracy Officer:

Name: Angela Bielby

Contact Details:

- Telephone – (01904) 552599
- Email - a.bielby@york.gov.uk

For more information about any of the following, please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats.

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 **(01904) 551550**

Distribution:

Members of Licensing Act 2003 Sub-Committee
Licensing Officer
Legal Services
Applicant
Representors
Press, Library.



LICENSING ACT 2003 SUB – COMMITTEES PROCEDURE FOR HEARINGS

Introduction

The procedure outlined below will be followed at all Licensing Hearings.

As Licensing Hearings are quasi-judicial the Sub-Committee will, in effect, act like a Court and the rules of natural justice will apply. The Sub-Committee will be guided by legal principles in determining whether evidence is both relevant and fairly admitted. Committee Members have a duty to view all evidence presented before them impartially. Members of the Licensing Sub-Committee have all received relevant training and are used to making decisions of this type. No matter how strong local opinion may be, Committee Members can only make decisions based on relevant licensing issues as set out before the Sub-Committee in determining applications.

The hearing will be in public session. However, the Sub-Committee may exclude the public from a hearing if it considers it in the public interest to do so. However, the decision will be made in private.

The purpose of the hearing is

- To enable those with a right to appear to advance their point of view and to test the case of their opponents
- To assist the Sub-Committee to gather evidence and understand the relevant issues

In view of the requirement to hold hearings within specified times, the Licensing Authority will generally be unable to enter into discussions to identify dates convenient to all parties concerned. In exceptional circumstances, the Licensing Authority will consider applications to adjourn hearings to a later date.

Representations at Licensing Hearings

The Applicant, Ward Councillors, and Representors who have made written submissions will be allowed to speak at the Sub-Committee. At

any hearing of an application, the Applicant and any Representors shall attend in person wherever possible. Any party to a hearing may be assisted or represented by any person, legally or otherwise.

All parties will be given a fair hearing and each party will have the same amount of time in which to address the Sub-Committee. A time limit has been set because of the pressures on the Sub-Committees to hear so many applications in a short period of time. **Each party will have 15 minutes to address the Sub-Committee, give any further information, and call any witnesses.** If any party considers this time to be insufficient then a request in writing may be made to the Democracy Officer for an extension of time at least 2 working days before the hearing. However, this will not be automatically granted and will be at the discretion of the Sub-Committee.

The Sub-Committee may take into account any documentary evidence or other information in support of the application, representations or notice, either before the hearing or, with the consent of all other parties, at the hearing.

If any Representors fail to attend the hearing, the Sub-Committee will normally proceed but will consider their written objection and hear and consider any evidence and argument in relation to it put forward by the Applicant. In considering written evidence in the absence of a Representor, appropriate weight will be attached, given that the person cannot be questioned by the Applicant and Members.

The Sub-Committee is required to disregard any information given or evidence produced by a party or witness which is not relevant to the application, representations, or notice, and the promotion of the licensing objectives. Duplication should be avoided. Comments must be confined to those points already made, although the parties may extend or expand on their written submissions. The Sub-Committee will have read and familiarised themselves with all the written submissions and the issues prior to the hearing, and therefore do not require the points to be repeated or made at length. The Applicant and Representors cannot raise substantial new information at a hearing which has not been seen previously by the other parties.

A Representor **may not** introduce any new ground or objection not referred to in the written submission. Additional representations which do not amount to an amplification of the original representation may not be made at the hearing.

Any person behaving in a disruptive manner will be asked to leave the hearing. If this does occur, that person may, before the end of the hearing, submit in writing any information which they would have been entitled to give orally.

Procedure prior to the Hearing

The Members sitting on the Sub-Committee will meet prior to the hearing to note the matters that are to be presented. They will only be accompanied by the Democracy Officer and Legal Advisor (*if present*). Attention will only be drawn to the nature of the application and the premises or person to which it relates. The actual application will not be discussed.

At any hearing of an application, the Licensing Officer, the Applicant and any Representors or representatives will report to reception and be asked to wait in reception until the democracy officer calls them through to the committee room.

Procedure at the Hearing

1. Members of the Sub-Committee will appoint a chair.
2. The Chair introduces the Committee Members and officers [*Democracy Officer, Legal Advisor to the committee (if present) and the Licensing Officer*], welcomes the Applicant and Representors (or their representatives), and establishes the identity of all who will be taking part.
3. The Chair will explain to the parties the procedure that will be followed at the hearing.
4. The Chair will proceed with the order of business on the agenda.
5. When the agenda item relating to the application is reached, the Chair will invite the Licensing Officer to present the application.
6. The Licensing Officer outlines the application, confirms the application details, introduces the report and gives an update on any recent changes.

7. The Chair will invite Committee Members, the Applicant and Representors (or representatives) to ask the Licensing Officer questions to clarify any points raised in the report.
8. The Chair will ask the Applicant (or their representative) to present their case.
9. The Applicant (or their representative) will present their case and may call any witnesses to support their case [*maximum 15 minutes*].
10. The Chair will invite the Representors (or their representative) in the following order to ask questions of the Applicant (or their representative) and/or witnesses [*maximum 5 minutes each party*]
 - (i) Police
 - (ii) Other Responsible Authorities
 - (iii) Ward Councillors
 - (iv) Interested Parties
11. The Chair will invite the Committee Members to ask questions of the Applicant (or their representative) and/or witnesses.
12. The Chair will invite the Representors (or their representative) in the following order to state the nature of their interest in the matter, present their case and call any witnesses to support their case [*maximum 15 minutes each party*]
 - (i) Police
 - (ii) Other Responsible Authorities
 - (iii) Ward Councillors
 - (iv) Interested Parties
13. The Chair will invite the Applicant to ask questions of each Representor (or their representative) and/or their witnesses after each presentation [*maximum 5 minutes per Representor*].
14. The Chair will invite the Committee Members to ask questions of each Representor (or their representative) and/or their witnesses after each presentation.

15. The Chair will invite the Representors (or their representative) in the following order to summarise their case *[maximum 5 minutes each party]*
 - (i) Police
 - (ii) Other Responsible Authorities
 - (iii) Ward Councillors
 - (iv) Interested Parties
16. The Chair will invite the Applicant (or their representative) to summarise their case *[maximum 5 minutes]*.
17. The Chair will provide the Sub-Committee with a final opportunity to seek clarification from any of the parties on any points raised, or seek advice from the Licensing Officer on policy, or from the Legal Advisor *(if present)* on law and jurisdiction.
18. When all the evidence has been heard, the Chair will declare the hearing closed and ask the Licensing Officer, the Applicant and Representors (or their representatives) plus any witnesses present to leave the committee room and wait in reception while the Sub-Committee considers the evidence.

Procedure after the Hearing

19. If the Sub-Committee wish to seek further clarification on the evidence given, the Democracy Officer will invite all parties back into the committee room.
20. If possible, and for all hearings under:-
 - section 35 or 39 which is in respect of an application made at the same time as an application for conversion of an existing licence under paragraph 2 of Schedule 8 (determination of application under section 34 or 37)
 - section 85 which is in respect of an application made at the same time as an application for conversion of an existing club certificate under paragraph 14 of Schedule 8 (determination of application under section 85)
 - section 105(2)(a) (counter notice following police objection to temporary event notice)
 - section 167(5)(a) (review of premises licence following closure order)

- paragraph 4(3)(a) of Schedule 8 (determination of application for conversion of existing licence)
- paragraph 16(3)(a) of Schedule 8 (determination of application for conversion of existing club certificate)
- paragraph 26(3)(a) of Schedule 8 (determination of application by holder of a justices' licence for grant of personal licence)

the Sub-Committee will make a decision on conclusion of the hearing and only the Democracy Officer and the Legal Advisor to the Sub-Committee (*if present*) will remain in the room with the Committee Members. These officers will not comment on the merits of the application, but will be present to provide advice on legal and procedural points and to record the decision.

21. If the decision has been made, all the parties will be invited back into the committee room by the Democracy Officer. The Chair will announce the decision including reasons together with, if appropriate, details of any conditions to be attached to the grant of the licence. This decision will then be communicated in writing to the Applicant and Representors within 3 working days of the hearing. There can be no further questions or statements.
22. For all other hearings not listed above, if the Sub-Committee is unable to make a decision on the day of the hearing, the decision will be made within 5 working days beginning with the day or the last day on which the hearing was held. The Democracy Officer will inform the parties that they are no longer required and the decision will be communicated in writing to the Applicant and Representors within 3 working days of the decision being made.
23. The notification will include information about the rights of appeal against the determination made.

City of York Council

Committee Minutes

Meeting	Licensing/Gambling Hearing
Date	14 May 2018
Present	Councillors Hayes, Reid and Richardson

1. Chair

Resolved: That Councillor Reid be appointed to Chair the meeting.

2. Introductions

3. Declarations of Interest

Members were asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which they may have in respect of business on the agenda. None were declared.

4. The Determination of an Application by Mr Paul James Rhodes for a Premises Licence [Section 18(3)(a)] in respect of Holtby Grange, Holtby Lane, York, YO19 5XQ (CYC-060806)

Members considered an application by Mr Paul James Rhodes for a Premises Licence [Section 18(3)(a)] in respect of Holtby Grange, Holtby Lane, York.

In considering the application and the representations made, the Sub-Committee concluded that the following licensing objectives were relevant to the Hearing:

1. The prevention of public nuisance
2. Public safety

In coming to their decision, the Sub-Committee took into consideration all the evidence and submissions that were

presented, and determined their relevance to the issues raised and the above licensing objectives, including:

1. The application form.
2. The Licensing Manager's report and her comments made at the Hearing. She outlined the proposed activities and their timings made in the application, and noted the information contained within the annexes to the report (including the operating schedule), adding that annex 3 had been circulated as there was one page missing from the printed pack. She advised that the premises were not located in the special policy Cumulative Impact Zone (CIZ). She reported that the consultation had been carried out correctly in accordance with the Licensing Act 2003. She stated that conditions had been mediated with North Yorkshire Police and City of York Council Public Protection (Environmental Protection). She stated that there had been representations from 19 other interested parties. She outlined the four options available to the committee.

In response to questions raised, the Licensing Manager confirmed that that the application limited the number of people on site to 5000, however, there was no capacity stated in the application. She was asked and explained why amendments may have been made to the application form, such as temporary structures such as tents being classed as indoor, not outdoor structures. In response to a question regarding the portable bar she reported that the licensed area was for the whole site. Following a question regarding planning issues she explained that planning and licensing were separate processes. In response to the requested condition from North Yorkshire Police regarding the use of fireworks, the Licensing Manager confirmed that this condition had not been put in before.

3. The representations by the applicant, Mr Paul Rhodes, at the Hearing. He explained that the Licensing Officer made amendments to the application form as the marquee/tepees were classed as indoor structures. He advised that concerning the maximum of 5000 people, his aim was to hold high end weddings, corporate seminars and functions, and he envisaged a maximum of two weddings per week with corporate functions to be held

during the day. He advised that there was an average of 80-120 attendees at weddings and he did not envisage more than 120 people attending weddings. Mr Rhodes advised that in order to meet customer needs for functions on different days, he had stated 365 days on the application form. He stated that he would be living on site with his family. In relation to addressing public nuisance relating to the track leading up to the property, Mr Rhodes explained that the track was owned by the property and he would work with local taxi companies to arrange travel to and from the premises, and that he would install CCTV (with signage) on the main driveway.

Mr Rhodes advised that people would not be allowed to bring alcohol onto or off the premises and staff would patrol the premises regularly. There would also be signage asking people to be mindful of neighbours. He explained that to mitigate noise, all external doors would be kept closed.

Following his statement, Mr Rhodes was asked a number of questions. He confirmed that the site to be covered by the licence includes the house, barn, tracks leading to the premises, and licensed area. Mr Rhodes was asked and explained that there was car parking for at least 30 cars and he explained that he could create an additional 10 parking spaces. When asked about the condition of the track leading to the premises he advised that it had good access off the main road, was a single track lane with five vehicle passing points and had been well maintained by the present owners. Mr Rhodes was asked and stated that he envisaged one marquee being erected during events and noted that he had started looking into how to control noise from the marquees or tepees, including the use of sound proof curtains.

Mr Rhodes confirmed that he had no prior experience of organising events in marquees and had not observed the effect music might have from a marquee. In response to a question concerning emergency vehicle access to the site during events he explained that this would be managed by staff on site during events. He was asked and explained that he would need to explore options for a turning circle for coaches.

Mr Rhodes concluded by stating that he didn't envisage more than 120 people on site and he would work within the licensing objectives. He advised that there was a current licence for 35 people every day and he did not intend to cause problems or impact on local businesses.

4. The representations made by Cllr Mark Warters (Ward Councillor) in writing and at the hearing. In addition to the points raised in his written representation Cllr Warters stated that he hoped the Sub-Committee would understand the licence application in the context of the limitations of the licensing and planning processes. He explained that the premises were in a noise sensitive location in a rural setting with rural businesses. He stated that when external doors were open, noise would travel and he expressed concern about the disruption caused by this. He added that even if granted planning permission for the change of use for the barn, the use of marquees was licensable and they would bring problems. He concluded by stating the application site was in an open location adjacent to working farms.
5. The representations made by Dr David Marles in writing and at the hearing. Dr Marles was speaking on behalf of a number of local residents (a number of whom had made written representations). He stated that the application did not promote the licensing policy aims and would affect residents' amenity and should be refused for those reasons. He explained there was a single farm track leading up to the premises and there were no public footpaths or public transport to the site. He noted the impact of the traffic accessing the site on residents. He advised that the site was 7 acres and was surrounded on all sides by residential properties and working farms, with half a dozen residences less than half a mile from the site. He explained the impact that additional traffic would have on the road through Holtby.

Dr Marles expressed concern regarding the impact of noise on residents given the lack of hills or other barriers to present noise from travelling, noting how noise travelled from the Dunnington firework display, which could be heard from over a mile away. He stated that noise nuisance would place stress on horses at the nearby equine stud and on farm livestock, and in particular on

local residents. He outlined the affect of vehicles on the quality of life of residents on a night, including that of neighbouring villages. Dr Marles raised concern about the lack of communication from the applicant regarding the licence application and he stated that the granting of the licence would cause disturbance to residents.

6. The representations made by Mrs Mandy Dobson in writing and at the hearing. She explained that she lived on a farm next to the site and was concerned about the impact on livestock. She stated that the site was not on the right location for events and added that there was nothing to suggest that there would be a reduction in noise from the tents and marquees.
7. The written representations made during the consultation period.

Following consideration of representations, the Sub-Committee asked and were advised by the Senior Solicitor that they could ask EPU for technical advice only on the wording of conditions. The Environmental Health Officer (in attendance in a technical advisory capacity) was asked what condition could be imposed to control noise and he explained that the noise escape from a marquee was not the same as the noise from a building, and noise reducing curtains installed in a marquee would not be effective. Therefore, a noise condition should be made to require the venue to put in place a noise management plan. He explained that the use of fireworks was not a licensable activity. The Licensing Manager then explained that North Yorkshire Police had requested a condition that the use of explosives, pyrotechnics and fireworks of a similar nature shall not be used at the premises without written notification to the Licensing Authority.

In respect of the proposed licence, the Sub-Committee had to determine whether the licence application demonstrated that the premises would not undermine the licensing objectives. Having regard to the above evidence and representations received, the Sub-Committee considered the steps which were available to them to take under Section 18(3) of the Licensing Act 2003 as it considered necessary for the promotion of the Licensing Objectives:

- Option 1: Grant the variation of the licence in the terms applied for.
- Option 2: Grant the variation of the licence with modified/additional conditions imposed by the licensing committee.
- Option 3: Grant the variation of the licence to exclude any of the licensable activities to which the application relates and modify/add conditions accordingly.
- Option 4: Reject the application.

Members of the Panel carefully considered all the evidence placed before them including the application and all the representations, and had regard to the licensing objectives, the Section 182 Guidance issued by the Secretary of State and the Council's own statement of licensing policy. They considered the likely effects of the grant of the premises licence on the promotion of the licensing objectives and concluded that granting the application would be likely to impact on the licensing objective of public nuisance. They noted that the premises were in a quiet, rural location close to residential properties with low ambient noise. They accepted the representations made by local residents that if the licence was granted there would be a public nuisance from the noise created by weddings and other events (such as from music, guests and traffic) and that it would be difficult to mitigate that noise due to the topography surrounding the venue.

The Panel felt that the application did not sufficiently address the issue of sound attenuation and did not demonstrate any knowledge that noise levels from the premises could be reduced to an acceptable level for nearby residents. The Panel considered that the application had not been thought out for a premises that required very careful thought indeed in the light of its location. They took the view that the application failed to set out adequate and appropriate measures to deal with the issues and those inadequacies could not be remedied. After due consideration they therefore refused the application on the ground that to grant the application in its current form, it was likely to breach the licensing objective of the prevention of public nuisance.

In coming to their decision to choose Option 4 above to reject the application, the Sub-Committee considered very carefully the application and all the representations and had had regard to the Section 182 Guidance issued by the Secretary of State and the Council's own Statement of Licensing Policy.

Cllr A Reid, Chair

[The meeting started at 10.09 am and finished at 11.47 am].

This page is intentionally left blank



Licensing Act 2003 Sub Committee

29 November 2018

Report from the Assistant Director – Planning & Public Protection

Section 18(3) (a) Application for a premises licence for Try Market Halls, Market Hall Unit (comprising of Ground and Part Basement as set out on the plans), Stonebow House, The Stonebow, York, YO1 7NP

Summary

1. This report seeks Members determination of an application for the grant of a premise licence, which has been made under the Licensing Act 2003.
2. Application reference number: CYC-062590
3. Name of applicant: Try Market Halls York Limited
4. Type of authorisation applied for: Grant of Premises Licence
5. Summary of application: The proposal is to allow for the provision of the following:

Proposed Activity	Timings
Plays (Indoors)	Sunday to Wednesday 07:00 – 23:00 Thursday to Saturday 07:00 – 00:30
Films (Indoors)	Sunday to Wednesday 07:00 – 23:00 Thursday to Saturday 07:00 – 00:30
Live Music (Indoors)	Sunday to Wednesday 07:00 – 23:00 Thursday to Saturday 07:00 – 00:30
Recorded Music (Indoors)	Sunday to Wednesday 07:00 – 23:00 Thursday to Saturday 07:00 – 00:30

Performances of Dance (Indoors)	Sunday to Wednesday 07:00 – 23:00 Thursday to Saturday 07:00 – 00:30
Provision of anything similar to live & recorded music or dance	Sunday to Wednesday 07:00 – 23:00 Thursday to Saturday 07:00 – 00:30
Late Night Refreshment (Indoors)	Thursday to Saturday 23:00 – 00:30
Supply of Alcohol (On & off sales)	Sunday to Wednesday 10:30 – 23:00 Thursday to Saturday 07:00 – 00:00
Opening Hours	Sunday to Wednesday 07:00 – 23:30 Thursday to Saturday 07:00 – 01:00
Non Standard Timings for all licensable activities and Opening Hours	From the end of permitted hours on New Year's Eve until the start of permitted hours New Year's Day. An additional hour on the day when British Summertime commences.

Background

6. A copy of the application is attached at Annex 1. Copies of plans of the premises are attached at Annex 2.

Promotion of Licensing Objectives

7. The applicant has offered the following proposed conditions in order to address the four licensing objectives as follows:
 - 1) The premises shall not operate as a nightclub.
 - 2) The provision of licensable activities shall be ancillary to the use of the premises as a Market Hall and food court at all times.
 - 3) The premises shall operate in accordance with an Operating Management Statement (OMS) a copy of which is supplied in writing to the licensing authority and the police. The OMS may be subject

to amendment as best practices develop and any amendments must be notified to the licensing authority and police in advance.

4) This licence excludes any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

5) Staff will be trained in relation to the four licensing objectives.

6) Steps will be taken to ensure that fire exits are clearly indicated and kept clear of obstruction at all times.

7) Any fire fighting equipment will be regularly serviced and maintained at all times.

8) Staff training will be carried out in order to prevent underage sales.

9) Digital colour CCTV will be installed to cover the premises and will include all areas to where the public have access to consume alcohol and where licensable activities are undertaken.

10) CCTV will be maintained, working and recording at all times when the premises are open.

11) CCTV recordings shall be of an evidential quality in all lighting conditions and will be of sufficient quality to be produced in court or other such hearing.

12) Copies of the recordings will be kept available for any responsible authority for 28 days.

13) Copies of the recordings will display the correct time and date of the recording.

14) A member of staff trained to use the CCTV system shall be on duty at all times so as to ensure the recorded images are made available for inspection and downloading immediately upon request to any responsible authority.

15) All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.

16) Clear notices shall be prominently displayed requesting customers to leave the premises and area in a quiet and orderly fashion.

17) Documented staff training will be given regarding the retail sale of alcohol; the conditions attached to the premises; and the opening times of the venue.

18) Such records (referred to in condition 17) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.

19) A Refusals Register and Incident Report Register will be kept. Such documents will record incidents of staff refusals to under-age or drunk people as well as incidents of any anti-social behaviour and ejections from the premises.

20) Both documents (referred to in condition 19) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.

21) The venue shall partake in the York Night-time economy radio system (if required).

22) All doors and windows shall be closed when regulated entertainment is provided after 23:00 hours each night (except for ingress and egress).

23) Clear signage shall be displayed requesting that customers respect local residents and to leave the premises quietly.

24) A documented noise management plan shall be submitted to and approved by City of York Council within two months of the licence being granted, once approved it shall be implemented. The noise management plan will also include a procedure for investigating noise complaints.

25) Bottle bins are only to be emptied in line with Stonebow House refuse policy.

26) A Challenge 25 proof of age scheme shall be operated where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

27) Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premise where alcohol is sold or supplied for consumption on the premises.

28) No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be

transmitted through the structure of the premises which gives rise to a nuisance.

29) A noise limiter must be fitted to the musical amplification system.

30) During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premise, and that this area shall be swept and / or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage.

Special Policy Consideration

8. This premise is not located within the special policy area. However, the premise borders the special policy area with the main customer entrance opening onto Whip-ma-Whop-ma-Gate which is in the special policy area. The special policy area was approved by full council on 27 March 2014. A copy of the policy is attached at Annex 3.

Consultation

9. Consultation was carried out by the applicant in accordance with s13, and s17 (5) of the Act and Regulation 42, Parts 2 and 4 of the Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005, which concern the displaying of a notice on the premises and an advertisement in a local paper giving details of the application and serving a copy of the application on all responsible authorities. The applicant complied with all statutory requirements. In addition the relevant ward councillors and/or parish council were notified by way of register.
10. All procedural aspects of this application have been complied with.

Summary of Representations made by Responsible Authorities

11. A representation has been received from North Yorkshire Police on the grounds that the prevention of crime and disorder and prevention of public nuisance licensing objectives would be undermined if the premises licence were to be granted in the terms applied for. The police are concerned that if the premises licence is granted in the terms applied for the venue could operate as a large vertical drinking establishment / entertainment venue. Furthermore the rear of the premises is on St Saviourgate which has a high number of residential properties and a number of apartments above

the premises itself. The police believe the proposed operating hours are more in line with a bar / entertainment venue and not in keeping with a food hall / market.

12. To mitigate their concerns the Police suggest if the sub-committee is minded to grant the premises licence, that the licence is conditioned as follows:
 - 1) The premises shall primarily operate as a food hall / market, providing food and non-alcoholic drinks, with substantial food being available at all times the premises is open to the public. Not operating as a bar or vertical drinking establishment
 - 2) There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
 - 3) A minimum of 350 table covers shall be provided on the ground floor and a minimum of 200 table covers shall be provided on the basement floor at all times the venue is open to negate the need for vertical drinking. (The exception will be for the basement level any change to minimum table covers must be agreed in writing with North Yorkshire Police and the Licensing Authority, 28 days before any changes).
 - 4) Only non-glass vessels or toughened glasses shall be used in the outside designated area.
 - 5) All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises.
 - 6) During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and / or washed, and litter and sweepings collected and stored in accordance with the approved refuse store.
 - 7) The footprint of the outside area shall be clearly defined by semi-permanent removal barriers.
 - 8) Tables, chairs and barriers / other outside furniture shall only be placed outside the premises, as defined on the plans, between 09:00 hours and 21:00 hours daily.

- 9) Door Supervisors shall be employed as follows:
Sunday to Thursday there shall be a minimum of 2 SIA licensed door supervisors for up to 300 capacity on duty at the premises while it is open for licensable activities from 20:00 hours. Thereafter there shall be 1 SIA door supervisor per 100 additional people or part thereof.
On Fridays and Saturdays there shall be a minimum of 5 SIA door supervisors from 20:00 hours until 30 minutes past closing time. When employed, door staff will wear high visibility arm bands.
- 10) Doors and windows at the premises are to remain closed after 23:00 hours save for access and egress and to remain closed during the playing of all amplified music and other entertainment (save for entry and egress).
13. A copy of the police representation is attached Annex 4.
14. A representation has been received from City of York Council Public Protection Service (Environmental Health) on the grounds that the prevention of crime and disorder and prevention of public nuisance licensing objectives would be undermined if the premises licence were to be granted in the terms applied for. In order to mitigate their concerns they ask that a number of amendments be made to the applicants proposed conditions and that a number of additional conditions are attached to the licence if granted.
15. A noise management plan has been proposed by the applicant, however, Public Protection believe that owing to the size of the proposed development this should be submitted for approval before the premises open in order to ensure it is adequate.
16. A copy of this representation is attached at Annex 5.

Summary of Representations made by Other Parties

17. Representations have been received from 77 other persons on the grounds that all four of the licensing objectives would be undermined if the premises licence were to be granted. A list of representors is attached at Annex 6. It is to be noted that 8 of the representors are not resident in the York area. Copies of the representations are attached at Annex 7.

18. Twenty two representations have been received in support of the application. A list of these representors has been attached at Annex 8. Copies of their representations are attached at Annex 9
19. A map showing the general area around the venue is attached at Annex 10.

Planning Issues

20. There are no planning issues in relation to this application.

Options

21. By virtue of s18(4) of the Act, the Committee have the following options available to them in making their decision: -
22. Option 1: Grant the licence in the terms applied for.
23. Option 2: Grant the licence with modified/additional conditions imposed by the licensing committee.
24. Option 3: Grant the licence to exclude any of the licensable activities to which the application relates and modify / add conditions accordingly.
25. Option 4: Reject the application.

Analysis

26. The following could be the result of any decision made this Sub Committee:-
27. Option 1: This decision could be appealed at Magistrates Court by any of the representors.
28. Option 2: This decision could be appealed at Magistrates Court by the applicant or any of the representors.
29. Option 3: This decision could be appealed at Magistrates Court by the applicant or any of the representors.
30. Option 4: This decision could be appealed at Magistrates Court by the applicant.

Council Plan

31. The Licensing Act 2003 has 4 objectives the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm.
32. The promotion of the licensing objectives will support the Council's Plan for a prosperous city for all and a council that listens to residents.

Implications

33.
 - **Financial** - N/A
 - **Human Resources (HR)** – N/A
 - **Equalities** – N/A
 - **Legal** – This decision could be appealed at Magistrates Court by the applicant or any of the representors.
 - **Crime and Disorder** - The Committee is reminded of their duty under the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the authority's responsibility to co-operate in the reduction of crime and disorder in the city.
 - **Information Technology (IT)** – N/A
 - **Property** – N/A
 - **Other** – none

Risk Management

34. All Members of the Licensing Act 2003 Committee have received full training on the Act and the regulations governing hearings. They are aware that any decision made which is unreasonable or unlawful could be open to challenge resulting in loss of image, reputation and potential financial penalty.
35. The report details the options available to the panel in determining the application and recommends that a decision be reached. There are no risks involved with this recommendation.

Recommendations

36. Members determine the application.

Reason: To address the representations received as required by the Licensing Act 2003.

Contact Details

Author:

Lesley Cooke
Licensing Manager

Tel No. 01904 551515

Chief Officer Responsible for the report:

Mike Slater
Assistant Director for Planning and Public Protection.

Report
Approved

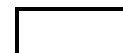


Date 20/11/2018

Specialist Implications Officer(s)

Head of Legal & Democratic Services
Ext: 1004

Wards Affected: Guildhall



For further information please contact the author of the report

Background Papers:

- Annex 1** - Application form
- Annex 2** - Plan of premises
- Annex 3** - Copy of Special Policy
- Annex 4** - North Yorkshire Police representation
- Annex 5** - Public Protection representation
- Annex 6** - List of other representors
- Annex 7** - Copy of other representations
- Annex 8** - List of supporting representors
- Annex 9** - Copy of supporting representations
- Annex 10** - Map of area
- Annex 11** - Mandatory Conditions
- Annex 12** - Legislation and Policy Considerations



York
Application for a premises licence
Licensing Act 2003

For help contact
licensing.unit@york.gov.uk
Telephone: 01904 552512

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?
☒ Yes ☐ No Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

☐ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- ☒ Applying as a business or organisation, including as a sole trader
- ☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? ☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name If the applicant's business is registered, use its registered name.

VAT number Put "none" if the applicant is not registered for VAT.

Legal status

Continued from previous page...

Applicant's position in the business

Licence Holder

Home country

United Kingdom

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

5

Street

New Street Square

District

City or town

London

County or administrative area

Postcode

EC4A 3TW

Country

United Kingdom

Agent Details

* First name

Angela

* Family name

Message

* E-mail

angela.message@keystonelaw.co.uk

Main telephone number

020 3319 3700

Include country code.

Other telephone number

07504 975033

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ An agent that is a business or organisation, including a sole trader

A sole trader is a business owned by one person without any special legal structure.

☐ A private individual acting as an agent**Agent Business**

Is your business registered in the UK with Companies House?

☒ Yes☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

046507803

Business name

Keystone Law Limited

If your business is registered, use its registered name.

VAT number

GB

200730272

Put "none" if you are not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...Your position in the business Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name Street District City or town County or administrative area Postcode Country **Section 2 of 21****PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description
Postal Address Of PremisesBuilding number or name Street District City or town County or administrative area Postcode Country **Further Details**Telephone number Non-domestic rateable value of premises (£)

Section 3 of 21**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 21**NON INDIVIDUAL APPLICANTS**

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Try Market Halls York Limited

Details

Registered number (where applicable)

10837321

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality

Documents that demonstrate entitlement to work in the UK

Section 5 of 21**OPERATING SCHEDULE**

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Contemporary Food Hall and Market on ground and basement floor as set out more particularly in the plan (see presentation and Operating Management Plan)

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21**PROVISION OF PLAYS**

See guidance on regulated entertainment

Will you be providing plays?

☒ Yes

☐ No

Standard Days And Timings**MONDAY**

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of a play take place indoors or outdoors or both?

☒ Indoors

☐ Outdoors

☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

Continued from previous page...

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for performing plays

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the performance of a play at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 7 of 21**PROVISION OF FILMS**

See guidance on regulated entertainment

Will you be providing films?

☒ Yes

☐ No

Standard Days And Timings**MONDAY**

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

*Continued from previous page...***THURSDAY**

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="00:00"/>

FRIDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="00:30"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="00:00"/>

SATURDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="00:30"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="00:00"/>

SUNDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="00:30"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="23:00"/>

Will the exhibition of films take place indoors or outdoors or both?

☒ Indoors

 ☐ Outdoors

 ☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 8 of 21**PROVISION OF INDOOR SPORTING EVENTS**

See guidance on regulated entertainment

Continued from previous page...

Will you be providing indoor sporting events?

☐ Yes☒ No**Section 9 of 21****PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

☐ Yes☒ No**Section 10 of 21****PROVISION OF LIVE MUSIC**

See guidance on regulated entertainment

Will you be providing live music?

☒ Yes☐ No**Standard Days And Timings****MONDAY**Start End Start End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAYStart End Start End **WEDNESDAY**Start End Start End **THURSDAY**Start End Start End **FRIDAY**Start End Start End **SATURDAY**Start End Start End

Continued from previous page...

SUNDAY

Start End Start End

Will the performance of live music take place indoors or outdoors or both?

☒ Indoors
 ☐ Outdoors
 ☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 11 of 21**PROVISION OF RECORDED MUSIC**

See guidance on regulated entertainment

Will you be providing recorded music?

☒ Yes
 ☐ No
Standard Days And Timings

MONDAY

Start End Start End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start End Start End

Continued from previous page...

WEDNESDAY

Start End Start End

THURSDAY

Start End Start End

FRIDAY

Start End Start End

SATURDAY

Start End Start End

SUNDAY

Start End Start End

Will the playing of recorded music take place indoors or outdoors or both?

☒ Indoors☐ Outdoors☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Continued from previous page...

Section 12 of 21**PROVISION OF PERFORMANCES OF DANCE**

See guidance on regulated entertainment

Will you be providing performances of dance?

☒ Yes☐ No**Standard Days And Timings****MONDAY**Start End Start End

Give timings in 24 hour clock.

(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAYStart End Start End **WEDNESDAY**Start End Start End **THURSDAY**Start End Start End **FRIDAY**Start End Start End **SATURDAY**Start End Start End **SUNDAY**Start End Start End

Will the performance of dance take place indoors or outdoors or both?

☒ Indoors☐ Outdoors☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Continued from previous page...

FRIDAY

Start 00:00

End 00:30

Start 07:00

End 00:00

SATURDAY

Start 00:00

End 00:30

Start 07:00

End 00:00

SUNDAY

Start 00:00

End 00:30

Start 07:00

End 23:00

Give a description of the type of entertainment that will be provided

Will this entertainment take place indoors or outdoors or both?

☒ Indoors

 ☐ Outdoors

 ☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for entertainment

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for entertainment at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 14 of 21**LATE NIGHT REFRESHMENT**

Continued from previous page...

State any seasonal variations for the performance of dance

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of dance at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 13 of 21**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

See guidance on regulated entertainment

Will you be providing anything similar to live music, recorded music or performances of dance?

☒ Yes☐ No**Standard Days And Timings****MONDAY**Start End Start End Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.**TUESDAY**Start End Start End **WEDNESDAY**Start End Start End **THURSDAY**Start End Start End

Continued from previous page...

Will you be providing late night refreshment?

☒ Yes☐ No**Standard Days And Timings**

MONDAY

Start End Start End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start End Start End

WEDNESDAY

Start End Start End

THURSDAY

Start End Start End

FRIDAY

Start End Start End

SATURDAY

Start End Start End

SUNDAY

Start End Start End

Will the provision of late night refreshment take place indoors or outdoors or both?

☒ Indoors☐ Outdoors☐ Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Continued from previous page...

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

From 23:00 on New Year's Eve to 05:00 on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 15 of 21**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

☒ Yes

☐ No

Standard Days And Timings**MONDAY**

Start

End

Start

End

Give timings in 24 hour clock.

(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start End Start End

SUNDAY

Start End Start End

Will the sale of alcohol be for consumption:

☐ On the premises
 ☐ Off the premises
 ☒ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth

 / /
 dd mm yyyy

*Continued from previous page...***Enter the contact's address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☐ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

None

Section 17 of 21**HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

*Continued from previous page...***TUESDAY**

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="23:30"/>

WEDNESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="23:30"/>

THURSDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="00:00"/>

FRIDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="00:00"/>

SATURDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="00:00"/>

SUNDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text" value="07:00"/>	End	<input type="text" value="23:30"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

An additional hour to the standard and non-standard times on the day when British Summertime commences.

Section 18 of 21**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

Please see Operating management plan, Presentation and Proposed Conditions accompanying the application.

b) The prevention of crime and disorder

Please see Operating management plan, Presentation and Proposed Conditions accompanying the application.

c) Public safety

Please see Operating management plan, Presentation and Proposed Conditions accompanying the application.

d) The prevention of public nuisance

Please see Operating management plan, Presentation and Proposed Conditions accompanying the application.

e) The protection of children from harm

Please see Operating management plan, Presentation and Proposed Conditions accompanying the application.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing my work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (Please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
 dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/york/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY	
Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

123456789101112131415161718192021

Next >



FOOD MARKET HALLS - A WORLDWIDE PHENOMENON



MARKET HALL'S BACKGROUND



Our mission: to bring back unloved or under utilised local spaces by providing exciting & inclusive dining served to a backdrop of cultural experiences as a social hub



Offering an alternative trading option to support and grow local independents in these challenging times with ever increasing costs, rents & rates



Providing a platform of quality & professionalism to reach the public with minimum capital outlay & maximum return



Our first London site opened in Fulham with new flagship Victoria opening this October followed by Oxford Circus in Spring 2019. Further iconic sites planned in cities across the country starting with York

WHY YORK?



**Magnet city for
independent food
and drink**

**Biggest food & Drink
Festival in the UK. In the
heart of Yorkshire rich
with local produce**

**High potential,
limited competition
offering this choice and
sophistication in the city
centre under one roof**

**Voted best place
to live in the UK-
Sunday Times
2018**

WHY STONEBOW?



**Very limited units
of this size in York**

**Blank canvas,
open plan space**

**Ideal location between
the independent streets
of Foss Gate, Hungate,
The Shambles and the
high street retail core.**

**Accessible to
visitors and locals
alike**



COMMUNITY

Growing Independent Businesses

9 of the very best up and
coming local chefs and
restaurateurs.

Employment

25 Market Hall Staff including
Managers
Plus
12 Kitchen Porters
5 Night Cleaners
63 Kitchen Trader Staff

Expertly Managed

Thorough delivery of
procedures agreed with
internal and external
stakeholder community to
smoothly manage all
aspects.

COMMUNITY & STAKEHOLDER ENGAGEMENT

MARKET HALLS ARE A PRODUCT OF THE REGION NOT A BRAND IMPOSED UPON A CITY			
ECONOMY	EDUCATION	PLACE MAKING	STAKEHOLDERS
<p>A platform for local emerging talent or local celebrity chefs</p> <p>An incubator, MH removes barriers of entry and stigma of failure</p> <p>New employment opportunities</p> <p>Market Halls is a tourist attraction</p> <p>Kitchen profits and expenditure circulate in the local economy supporting local food industry</p>	<p>Formal: links to local catering colleges and primary school visits</p> <p>Informal: open demonstrations or with partners targeted at disadvantaged groups low incomes, taste for cancer sufferers etc</p> <p>Mass-support public sector healthy eating lifestyle initiatives and other campaigns</p>	<p>An inherently social activity an alternative F&B offer increasing dwell time</p> <p>Strengthen/ widen evening economy food not drink led. Attractive to wide range of groups</p> <p>Adds vibrancy with an evolving on trend kitchen lineup. Kitchens from the locality - not brands</p> <p>A route to prime property for independents. Expressing the regions culture and heritage</p> <p>MH is a meeting place, an events space part of the cultural sporting and festival programme of the city</p>	<p>MH will reach out to the regional agricultural fisheries and food production industries</p> <p>Involve itself with the Local BIDs EPs Chamber of Commerce and support Purple Flag initiatives</p> <p>Work with Health and Education Authorities</p> <p>Tourism and events organisers</p>
<p>MARKET HALLS WILL IMPACT UPON LOCAL PEOPLE CREATING EMPLOYMENT, TRAINING, EDUCATION AND ENCOURAGING HEALTHY LIFESTYLES; IT WILL BE PART OF THE SOCIAL FABRIC, ACCESSIBLE TO ALL AND ENHANCE THE CITY CENTRE.</p>			

A STAGE FOR INDEPENDENTS

We are seeking out the best local independent businesses to collaborate & grow with

We are looking for independence, quality, innovation & passion to create the very best local dining experience

We are selecting traders from York and Yorkshire who provide the most compelling mix of local dishes with a broad family appeal



STONEBOW YORK – SITE HISTORY

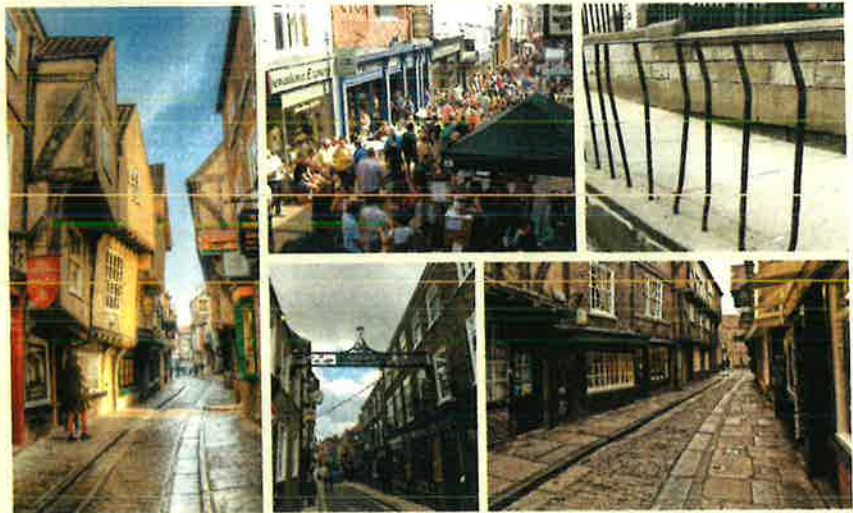


YORK - INFLUENCES IN DESIGN

York, with its famously crooked buildings that stoop under the weight of their history, the uneven cobbled floors, the playfully distorted railings and the heritage rich, characterful Roman wall all work together and provide an unbalanced landscape.

The design will be influenced by the city and reference our neighbours 'The Shambles' as we seek to encourage discovery, something that York is renowned for.

The discovery of the best of York cuisine at each of the kitchens creates movement and interest.



GROUND FLOOR STYLE



M

BASEMENT STYLE



M

LICENCE APPLICATION

Existing Licence

There are two existing premises licences:

- Duchess (Licence CYC -009129) – authorises sale of alcohol to 3.30am, closing at 4am
- Havana (CYC – 013040) – authorises sale of alcohol to 2am, closing at 2.30am

Try Market Halls will surrender both these two late night nightclub licences if the new food court only use licence is granted.

New Licence Application

- Revised Hours following consultation
- Extensive control measures to prevent nuisance and crime and disorder
- Offer facilities to meet with local residents regularly to deal with all issues around Stonebow and surrounding streets
- Direct contact details for management
- Detailed Operating Management plan to be implemented that will be revised from time to time as best practices develop

EXAMPLES OF OTHER TRY MARKET HALLS

MARKET HALL FULHAM

Affluent area with massive passing footfall daily & close to Chelsea football ground

10,000 sq ft of open plan space

Opening Monday to Sunday 08:00 - 23:00

Space for 9 traders

1 Try Market Halls Bar

Opened May 2018



M

FULHAM LOCAL APPROACH

"I found Try's attentive approach with local stakeholders very refreshing. They really went out of their way to make sure the Market Hall fitted into Fulham, respecting the heritage of an important building and giving opportunity to local independents. They have ensured it is professionally run and are certainly a good neighbour to residents who are pleased that this new venture has come to Fulham Broadway."

Councillor Andrew Jones
Cabinet Member, Economy and Arts,
Hammersmith and Fulham Council



MARKET HALL FULHAM



MARKET HALL FULHAM



MARKET HALL VICTORIA

The former Pacha/SW1 night club.
Historically the ticket hall for the
district line

Prime location by Victoria Station

14,000 sq ft over two floors
with roof terrace

Opening Monday to Sunday
08:00 - 00:00

Space for 12 kitchens

Try Market Halls Bar

Opens October 2018



M

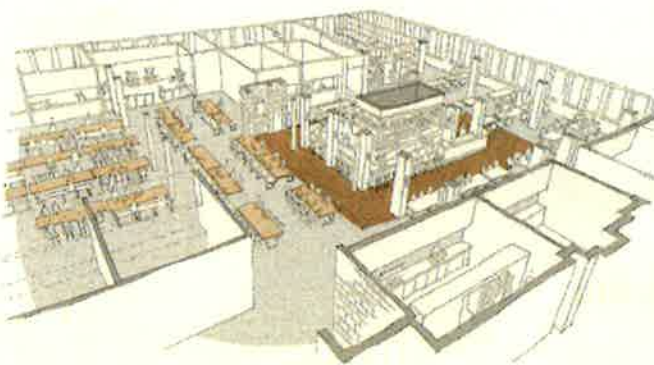
VICTORIA LOCAL APPROACH

"I would like to record my support for this application. I believe that it will be an improvement on what was there before. The proposals will mean the food and beverage "offer" is expanded in the Victoria area and will attract more families. I believe the applicant from what he has told me wishes to bring the building back to its former glory."

Councillor Nickie Alken
Leader of Westminster City Council



MARKET HALL WEST END



**38,000 SQ FT · 18 KITCHENS · TRY MARKETS BAR · OVER 3 FLOORS · COMPLIMENTARY RETAIL & LEISURE OFFER
OPENS SPRING 2019**



**PLEASE SEE ATTACHED
OPERATIONAL MANAGEMENT STATEMENT**

-
THANK YOU

M

Stonebow House – Market Hall

Proposed Conditions

Conditions previously proposed:

1. The premises shall not operate as a night club
2. The provision of licensable activities shall be ancillary to the use of the premises as a Market Hall and food court at all times
3. The premises shall operate in accordance with an Operating Management Statement (OMS) a copy of which is supplied in writing to the licensing authority and the police. The OMS may be subject to amendment as best practices develop and any amendments must be notified to the licensing authority and police in advance.
4. This licence excludes any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.
5. Staff will be trained in relation to the four licensing objectives.
6. Steps will be taken to ensure that fire exits are clearly indicated and kept clear of obstruction at all times.
7. Any firefighting equipment will be regularly serviced and maintained at all times.
8. Staff training will be carried out in order to prevent underage sales.
9. Digital colour CCTV will be installed to cover the premises and will include all areas to where the public have access to consume alcohol and where licensable activities are undertaken.
10. CCTV will be maintained, working and recording at all times when the premises are open.
11. CCTV recordings shall be of an evidential quality in all lighting conditions and will be of sufficient quality to be produced in court or other such hearing.
12. Copies of the recordings will be kept available for any responsible authority for 28 days.
13. Copies of the recordings will display the correct time and date of the recording.
14. A member of staff trained to use the CCTV system shall be on duty at all times so as to ensure the recorded images are made available for inspection and downloading immediately upon request to any responsible authority.
15. All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
16. Clear notices shall be prominently displayed requesting customers to leave the premises and area in a quiet and orderly manner
17. Documented staff training will be given regarding the retail sale of alcohol; the conditions attached to the premises licence; and the opening times of the venue.

18. Such records (referred to in condition 17) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.
19. A Refusals Register and Incident Report Register will be kept. Such documents will record incidents of staff refusals to under-age or drunk people as well as incidents of any anti-social behaviour and ejections from premises.
20. Both documents (referred to in condition 19) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.
21. The venue shall partake in the York Night-time economy radio system (if required).
22. All doors and windows shall be closed when regulated entertainment is provided after 2300 hours each night (except for ingress and egress).
23. Clear signage shall be displayed requesting that customers respect local residents and to leave the premises quietly.
24. A documented noise management plan shall be submitted to and approved by the City of York Council within two months of the licence being granted, once approved it shall be implemented. The noise management plan will also include a procedure for investigating noise complaints.
25. Bottle bins are only to be emptied in line with Stonebow House refuse policy.
26. A Challenge 25 proof of age scheme shall be operated where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
27. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
28. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
29. A noise limiter must be fitted to the musical amplification system
30. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage.

Stonebow House – Market Hall

Operational Management Statement

(APPLICATION v.18.10.18)

Food market halls are an established global trend. Whilst familiar to tourists from North America and many Western European capital cities the concept is now emerging in the UK. The Market Hall will respond to the rhythms and requirements of the locality, taking into account a diverse range of stakeholders including local residents, shoppers, office workers, tourists and leisure users.

The Market Hall will be welcoming to all, it will be a destination in its own right exposing and celebrating the UK's food industry, with a particularly local York and Yorkshire focus, as well as its culinary talent and traditions.

It will be supported by a programme of educational/creative activities or workshops, and a changing lineup of kitchen operators and guest chefs will ensure the Market Hall remains on trend to locals and visitors alike.

Such a dynamic venue requires detailed and considered management. Our core values of: excellence; innovation; provenance; and quality of service will be applied to every aspect of our operations.

Introduction

This Operational Management Statement (OMS) prepared by Try Market Halls Limited (MH) provides details of the proposed development and the active management that will be put in place to ensure that the premises operates efficiently, effectively, and meets the dual objectives of commercial viability and serving the interests of the local community who will be our primary customer base.

These management practices will form part of the Kitchen Service Providers Handbook. This will provide all Income Revenue Sharing Service Providers (The Kitchens) with information and guidance on the operation and day to day running of the development. The policies contained in this statement will be subject to ongoing review by MH in consultation with Fire, Police, licensing and Local Authorities, and the local community in order to ensure the implementation of best practice. Therefore this OMS will be a living document that will contain the best management practices.

MH onsite management will be responsible for the day-to-day management of the Market Hall and will wherever practical render assistance or advice to The Kitchens.

Outline of Trading Concept

The Market Hall York is a food rather than drink led concept. (In our Fulham, West London location, food sales represents over 70% by turnover, the remainder comprises soft drinks, hot drinks and alcohol sales). We focus on fresh food served from a mix of kitchens. MH aim to provide a food focused experience, covering a wide range of global cuisines offering small menus to maintain high quality at low prices allowing the market hall to be accessible. An inherently social food destination that is designed to appeal to all age groups as well as families.

Provenance and quality are of paramount importance. Fresh produce will be delivered daily, food will be cooked on demand, on the premises, and in sight of the customers.

The kitchens will vary from renowned regional chefs showcasing signature dishes from leading restaurants to emerging local talent opening their first permanent venue.

MH will constantly evolve and rotate operators to pioneer new food trends and ensure a dynamic and progressive offer throughout the lease term. It will have an independent rather than chain culture.

The Market Hall will offer breakfast, lunch and dinner options in order to attract visitors throughout the hours of operation. Offering a broad range of choice, it will appeal to different people for different reasons, providing flexibility in terms of duration of stay, range of cuisines and price points.

Customer Journey

Market Halls do not operate like traditional restaurants with allocated tables, single menus and waiter service.

Market Halls are attractive to all sizes and mix of groups irrespective of age, gender, wealth, ethnicity or dietary preferences. Within a group, children may select plain options whereas adults may choose more sophisticated food; each individual orders and pays for their food or refreshments and are able to adjust to their own budget; some may prefer vegetarian or vegan options or fish rather than meat. Others may seek to leave earlier than the remainder of the group - there is no need to wait for "the bill".

The kitchens immediately at the Whip-ma-whap-ma-gate entrance will open early in the day around 0730 to provide a breakfast and "grab and go" option typically for office workers and local residents.

The central core area of the market hall will be used between 0800 and 1000 to facilitate the deliveries for the day and will open to the public around 1100 for the service of food and refreshments.

The Kitchens are positioned around the periphery of the building around a central communal seating area.

The kitchens each present a limited menu of starter and main courses; short menus encourage fresh food cooked on demand.

Operational Structure

The kitchens will be occupied under Concession Agreements by chefs ranging from local food heroes to emerging talent reflecting a range of global and local cuisines. MH agree with each Kitchen their list of protected signature dishes- and preclude all other kitchens from duplication. There will be strict agreements in place controlling how the concessions must operate and this will be strictly monitored.

There will be an ancillary bar at the Service Counter. MH itself will sell alcohol, to ensure control and promotion of the licensing objectives. The bar will be directly managed by MH who will hold the premises licence and ensure all staff are fully trained to comply with the licence conditions. They will provide drinking water and ice making facilities. No alcohol will be sold by the concessions themselves. This enables MH to keep complete control of alcohol provision in a responsible manner.

As in our other locations, the price point of all alcoholic drinks on sale at Market Hall will be set at the premium end to ensure that the bar is not attractive to individuals or groups looking to get drunk cheaply, or at all. For example, our cheapest craft beers and ciders cost £5 per pint, which is double the price available in some local pubs. Our focus is on providing quality food in a friendly atmosphere, and so any behaviour that detracts from this aim runs counter to our ethos and commercial interests. Therefore all alcohol sales will be ancillary to the use of the premises as a food market. Whilst the overwhelming number of visitors who buy an alcoholic drink will also be purchasing food at Market Hall, there will also be some individuals who come as part of a group who do not wish to eat. These individuals will still be permitted to purchase a bottle of local craft beer (for example) or glass of wine to sip as they sit and converse with their friends or family.

MH will lease the building from the landlords and pay rent, business rates and service charge directly. MH will be responsible for provision and payment of all services to the premises (heating, lighting, gas and water supplies drainage etc).

MH fit out the venue with full extraction systems, back of house cleaning and storage equipment, toilets and furniture. They provide shared crockery; glassware and cutlery; staff to collect and clean the used crockery, cutlery and glasses from the communal seating areas, and staff to clean and maintain the property.

MH provide each service provider with a fully fitted kitchen; with point of sale, ordering systems, revenue collection infrastructure; a buzzer system for customer collection; and staff providing table clearing, cleaning and security.

MH promote the venue through a calendar of activities for all to experience, marketing, social media and branded goods. It will reach out to the local residential and business communities and other stakeholders such as the region's agricultural and food a manufacturing industries, the Local Authority and tourism bodies.

Management Structure

MH will have on site management responsible for the day-to-day management of the building and kitchen mix. The curation will allow the market hall to adapt to changing customer preferences both for the cuisine and food products, providing an exceptional dining experience for both short and longer stay visits offering a range of best in class operators at a variety of price points.

The quality of the offer and the management of the floor will be the responsibility of the General Manager (who will be the Designated Premises Supervisor) and his/her deputies; they will be responsible for the front of house reception and security; ongoing customer care and experience; and providing any additional assistance to less able customers. They will work with the Kitchens to provide food of appropriate quality and ensuring exemplary levels of kitchen management and hygiene. They will also always be on hand to deal with any operational matter that will arise and therefore will always do their best to promote the licensing objectives.

The Bar Manager will report to the General Manager and together with trained table and security staff will act as "spotters" to ensure the conditions of the licence are strictly adhered to.

A supervisor, reporting to the General Manager or their deputy, will be on site at all times responsible for a team of table clearers, cleaners and back of house washers who will return cutlery, crockery and glasses to the kitchens and bar. The cleaners will be responsible for other areas of the building including the customer and staff toilets and facilities.

In summary MH select and actively monitor the kitchens; and manage all other aspects of the operation of the building and concept; the Kitchens simply sell and cook their own food, and clean their own kitchens.

Through this business model MH are able to remove the significant barriers and costs of entry into the restaurant sector for independent and emerging chefs and businesses. Perhaps more importantly the costs and stigma of failure is very limited when compared to the commitments required to secure independent premises.

For many chefs the market hall provides incubator space, allowing the development of a business model or concept providing commercial confidence and track record to take permanent space within the City, strengthening the diversity, appeal and quality of the food and beverage sector within the City's economy and supporting York's objective to be a magnet city for food.

2. Proposed Layout

Detailed plans have been submitted with the licence application. The market hall is arranged over the ground and lower ground

The ground floor provides the main trading area:

9 Kitchens

1 bar and store

Communal style seating for customers and guests

An external seating area

The lower ground floor provides:

Staff changing facilities

Customer toilets

Storage

Plant

Back of House stores

Communal style seating for customers and guests

Flexible work space

Areas for the specially curated events and areas that can be privately booked.

The kitchens are positioned around the perimeter of the floor around the central area of seating facing towards Stonebow. The main customer entrance is from Whip-ma-whap-ma-gate with an additional access from Stonebow at pavement/landing level providing access to both the ground and lower ground floors.

The premises will be fitted out to full building control compliance and will be fully fire risk assessed to ensure the premises can trade responsibly.

Basement Vision

We plan Market Hall York to be a social city hub where visitors of all ages can: Eat | Meet | Experience amazing cuisine and Plan their time to get the most out of their visit to York.

After consultation and further consideration, we plan to develop the Basement as an innovative flexible space that can be used for further seating for diners, co working desk space, and to hold activities to support the City's festivals (such as book readings during the

York Literature Festival, antiques displays, fashion shows during Fashion Week, performances of traditional musical instruments by a folk band) and host a variety of group bookings including conferences and educational food visits with local children.

Our research shows there is virtually no co working office space available in the city centre yet there is a huge demand for this type of facility by various groups.

York is renowned for its outstanding broad, all year-round events and festivals programme with themes ranging from chocolate, to Food and Drink, to Literature, to Fashion, to Folk and Jazz, to Early Music, to Film. Our vision is that the basement area can be reconfigured to be a venue for many if not all of the city festivals and to host a regular programme of experiences which are ancillary to the use and support the Market Hall activity.

The basement will be subject to the same conditions as the ground floor to ensure the premises cannot morph into a nightclub which is neither our intention nor wish and would work against our business model. Indeed, we are offering to surrender the two existing nightclub licences at this location (with much later terminal hours of 0400hrs and 0230hrs respectively) as proof of our intentions as well as a condition that says the premises cannot operate as a nightclub.

We are committed to using the space to play to the city's strengths, satisfy the demands of the local market, play a proactive part in the local community and support the Market Hall activities

3. Hours of operation

A small number of kitchens around the main Whip-ma-whap-ma-gate entrance to the west of the building will trade from around 7.30 am to meet the usual requirements of local residents and workers for breakfast and "grab and go" items.

The remaining market hall area will commence trading from around 10.30 and close at 23.30 on Sunday to Wednesday, and at 1.00 on Thursday, Friday and Saturday.

We have listened to the requests of the locals and reduced opening from midnight to 23.30 on Sunday, Monday, Tuesday, and Wednesday. Further, opening hours will be until 01.00 Thursday, Friday, and Saturday with alcohol ceasing at midnight but food being served to 00:30. This allows more time for a gradual dispersal period.

External Area

This is the main entrance to the market hall; it creates the initial public perception of the operation and its offer. It will be intensively managed space; welcoming to all and secure, reinforcing our values of excellence and quality of service.

It is intended that seating will be fixed and remain outside permanently to the external area fronting Whip-ma-whap-ma-gate. No food or drink to be permitted in the external area after

2200. All table cutlery and other food related items to be cleared from the external tables by 2200.

The external area will be clearly defined by a semi-permanent and gated railing.

During the day and after 22.00 until closing time the external area will provide an area suitable for customers wishing to smoke. Cigarette bins will be provided in the locations shown on the plan, both in this area, on St Saviourgate at the head of the Taxi rank and on Stonebow by the bus stops.

Door and security staff will monitor behavior in the external area and adjacent pavements. These will be covered by the CCTV system

4. Access/Facilities

Kitchen staff will have access to the building up to one hour before and after the trading hours.

At peak times the number of people in the building will be controlled by the security staff using counting devices required by the Licence and be the responsibility of the duty manager.

There will be plenty of facilities for the local public including:-

Accessible WC's at GF

Accessible WC at Basement Level

Accessible shower with WC at Basement Level

Baby Change facilities

Male WCs at Basement Level: 6 urinals, 5 toilet cubicles, 1 ambulant, 6 wash hand basins

Female WCs at Basement Level: 10 toilet cubicles, 1 ambulant, 11 wash hand basins.

There will be state of the art wifi for all guests to use.

There will be high chairs available for families.

Free water and cups available for all customers

Details of the local area will be provided.

5. Staffing

MH provide staff changing facilities, showers, toilets and lockers on the lower ground floor available to both its own employees and the kitchen staff.

The Kitchens are responsible for the remuneration of all employees engaged in work in the kitchens and must comply with all applicable laws in respect of those working in the kitchens. The traders must ensure that its employees comply with the "premises handbook" including their appearance, dress code and behavior.

Role	Peak Shift	Total employed
Venue management		
General manager	1	1
Deputy Manager	1	1
Security		
Supervisor 7 days	1	2
Security Staff TFSaRace days	3	3
Deliveries / maintenance		
6am to 2 pm	1	2
Table staff/ hosts		
Table	5	12
Cleaning	2	4
Washers	3	6
Bar		
Bar Manger	1	1
2 stations	5	8
Total Market Hall	22	40
Kitchen Traders		
9 units		
3 x 2 shifts plus 1 holiday	27	63
Total in Building	50	103

6. Deliveries

The planning permission permits deliveries between 07.00 and 23.00.

In practice early and mid-morning deliveries create least disruption to the business or any nuisance to the neighbourhood.

The management will agree a rota of deliveries with its nominated suppliers and its commercial neighbours to remove the prospect of congestion on St Saviourgate. MH management will coordinate deliveries focusing on the period 0700 to 1100.

The onsite delivery team will prepare ahead of each delivery to minimize the length of the visit. The internal layout of the building provides for chilled and frozen products to be stored immediately by the goods entrance; and a "holding area" in the central core of the market at ground floor level to receive incoming ambient loads and departing packaging from which products are distributed around the building upon the departure of the delivery vehicle.

(i) Kitchens

MH will provide the kitchens with a nominated list of local and regional suppliers of meat, fish, fruit and vegetable, dairy and bakery products. The kitchens will receive the bulk buying benefits secured by MH.

As a consequence MH will have transparency to the orders placed by the kitchens allowing it to plan for the deliveries which will take place in an agreed time window by the suppliers and managed by MH.

Through the use of nominated suppliers MH will have some control over the provenance and quality of the produce used in the kitchens.

(ii) Bar

MH are likely to use 2 suppliers delivering to the venue on alternate days in agreed time windows managed by MH.

(iii) Consumables

MH consumables- Cleaning materials, blue and loo rolls replacement crockery cutlery and glassware, will be delivered from a nominated supplier on demand.

(iv) Other

Any special equipment-deliveries that may be required from time to time

MH and Kitchen and bar staff will not be permitted to receive personal deliveries to the premises.

7. Refuse

Glass to be crushed internally; food waste to be stored in heavy plastic containers.

Curfew at 2100 on movement of trolleys and external waste bins on Hungate; after that time waste to be held internally until after 0700 next morning.

Food waste will be reduced by the use of biodegradable techniques and drained from the property in grey water.

Specific recycling provisions will be informed by the kitchen mix and subsequent management plan. Recycling (including food waste) will account for at least 70% of the overall volume of the bin stores. 30% of the bin storage volume is contained in 140 litre wheeled bins for food waste storage/ recycling. Management will specify which food waste goes into which bins for recycling; food waste recycling will be optimised ongoing refinement to adopt to operational changes such as the changing kitchen mix.

MH will seek to work with local refuse and recycling providers and to coordinate activity with the city centre to minimise disruption.'

As below the St Saviourgate pavement frontage will be cleaned regularly and any rubbish or litter removed during the day.

External Refuse Stores: Residents are very concerned about vermin from previous bad experiences so we will sanitize caged stores and bins and put up vermin barriers to the cage itself.

8. Noise Management

There will be no nuisance to the neighboring occupiers. Extraction of kitchens will be directed onto Stonebow away from Residents. No music will be audible so as to cause a nuisance to any local residents or businesses. The retractable glass wall fronting Whip-ma-whap-ma-gate will be closed from 23.00. Glass will be crushed stored within the building to reduce noise.

Dispersal is discussed below. There will be strict behavior and dress protocols imposed by MH on site management and security team.

9. Dispersal

Unlike a theatre, concert or nightclub venue customers will gradually disperse from the Market Hall over a lengthy period of time rather than all together. This trickle-out of customers helps to significantly reduce the impact of our venue on the surrounding residential community.

Unlike a traditional restaurant, food and drink is purchased upon ordering, customers are therefore free to leave the building at will and do not have to wait for a bill at the end of a meal.

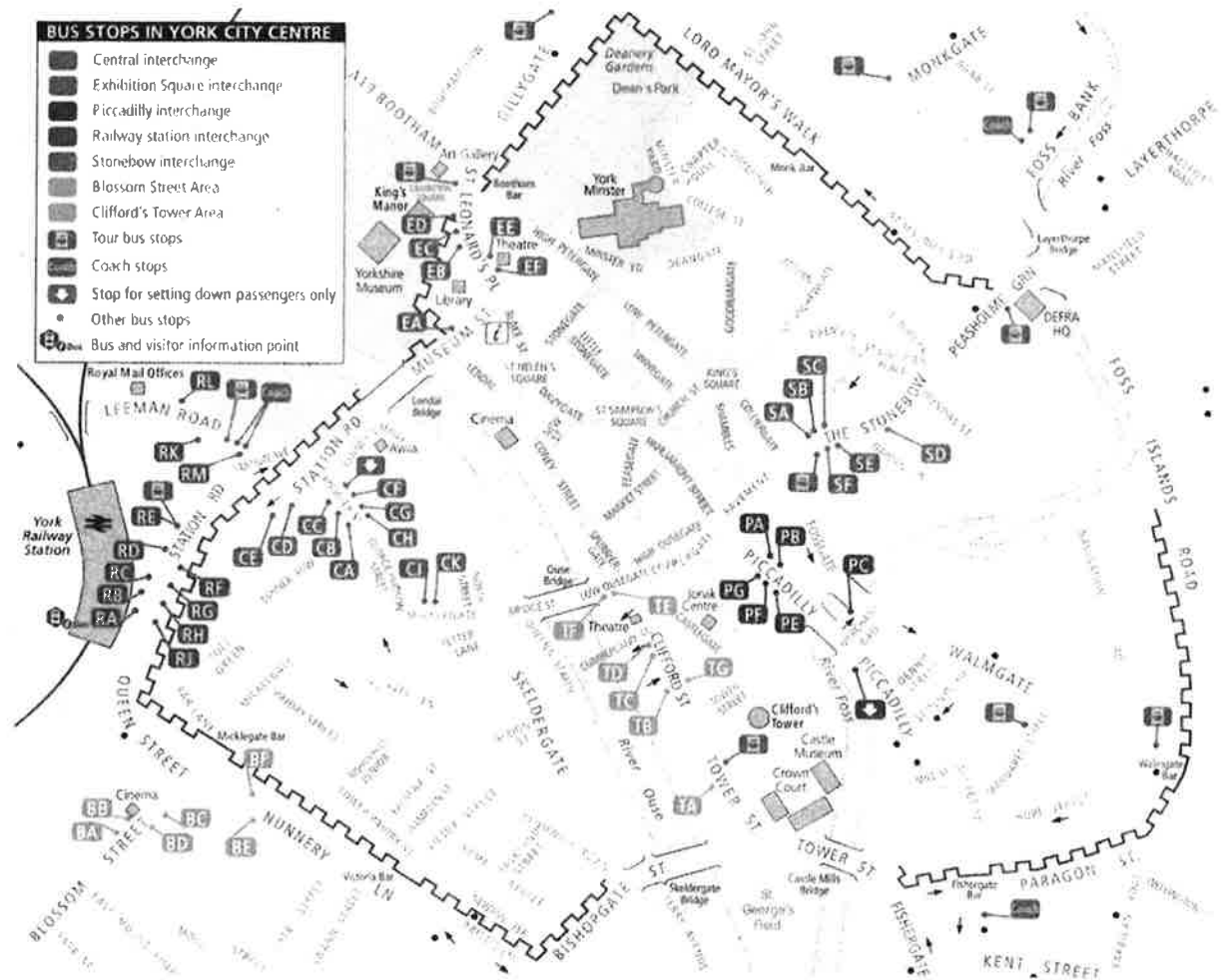
Last food orders will be taken 45 mins before closing time and from around 2300 we anticipate that customer numbers will fall and a winding down will be implemented. The premises is a food led venue; the bar and adjacent areas are neither designed nor staffed to attract or serve a significant vertical drinking client base; though some customers may wish to stay on in the Market Hall environment until closing time to avoid the need to move on to other establishments to the west within the stress zone.

The Market Hall at Ground Floor will host a series of complimentary activities such as cookery demonstrations or classes by visiting chefs, many will be linked to the cultural calendar of the City; these may include performing arts, music, fashion shows and so on. These events will finish no later than 2330.

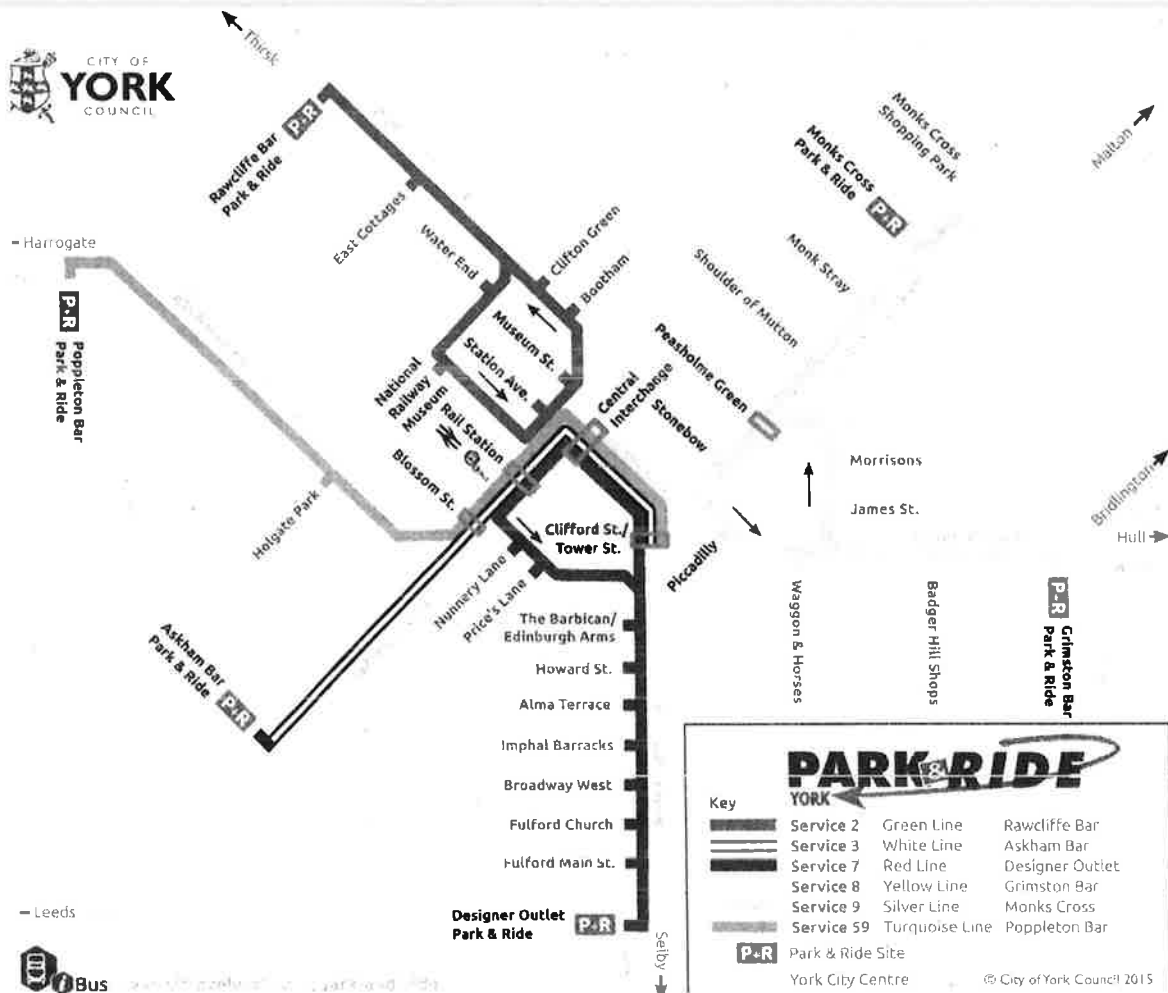
Customers will gradually disperse from the main entrance onto Whip-ma-whap-ma-gate and onto Stonebow; except for escape purposes there are no customer exits to St Saviourgate.

Notices will be prominently displayed at the exits requesting patrons respect the needs of local residents and businesses and leave the area quietly.

The door staff will be familiar with directions to other visitor attractions, the local bus stops, the Park and Ride schemes and the railway station.



Stonebow is one of 7 city centre bus interchanges, the others are all to the west of the property. Buses to 5 out of the 6 orbital Park and Ride car parks leave from Stonebow and Piccadilly.



The head of the Taxi rank in St Saviourgate is adjacent to the main Whip-ma-whap-ma-gate entrance to the Market Hall.

All of these routes are directed away from St Saviourgate. The Market Hall York website will include directions to the property avoiding St Saviourgate. The website and notices inside the building and toilets will provide GPS coordinates for taxi and minicab drop off and pick up will be provided for the junction of Stonebow and Whip-ma-whap-ma-gate.

Trained table hosts, the bar staff and the security team will assist an orderly vacation of the building at closing time.

Lighting within the building will be kept on for 30 mins after closing to help light the pavements on Stonebow Whip-ma-whap-ma-gate and St Saviourgate.

10. Security

MH will employ security staff to comply with the requirements of applicable law. At least two SIA licensed door supervisor will be on duty after 20.00 until 30 mins past closing time on Thursday/Friday and Saturday and additional security will be provided on a risk assessed basis and in accordance with any Licensing requirements; for example on Race days.

The security team will be required to patrol the external perimeter of the building Stonebow, Whip-ma-whap-ma-gate, St Saviourgate and Hungate every 30 mins encouraging any [loiterers or street vagrants, rickshaws, street musicians and buskers to move on.

The Kitchens must obey all security policies and procedures implemented by MH and comply with all planning and licensing conditions imposed by the Local Authority.

CCTV will cover the public area inside and outside the premises and will be operated in accordance with the requirements of the North Yorkshire Police Licensing team and as recommended by the Secure by Design Officer.

The CCTV will comply with the Data Protection Act 1998 and will be operated for the purpose of the prevention and detection of crime, public safety and employee security. Footage will be stored for a minimum of 31 days and made available to the Police upon request.

11. Smoke free

Smoking will not be permitted anywhere within the building.

Staff and security staff will politely remind customers that they are also not to congregate in the front of the premises in Whip-ma-whap-ma-gate or neighbouring premises

Smokers will be directed to either side of the main entrance on Whip-ma-whap-ma Gate, / Stonebow where cigarette bins will be provided. They will also be able to use the front area after 22.00 when the dining area has been closed. Our security team will actively monitor groups clustering and smoking anywhere around the perimeter with responsive CCTV input. They will direct groups to the allocated areas where they can be easily monitored and moved away from sensitive areas such as the Hungate lane behind Lady Hewley Cottages which has historically been the most contentious location for anti social behaviour.

MH will provide bins for cigarette ends and packaging on its Stonebow and Whip-ma-whap-ma-gate frontages.

12. Cleaning

The management will impose strict cleaning schedules within its house management.

Extraction - Kitchen extract and ventilation systems will be compliant with industry standards and cleaned regularly (at least once per quarter) to ensure extras are as odour free as possible. The air is filtered and clean in the internal plant room and extracted onto Stonebow.

Pavements - The pavements immediately outside the premises to be cleaned regularly- using power washing if necessary. The cigarette waste bins and any rubbish or litter on the adjacent pavements is to be removed consistently through the day.

Public and back of house areas - The highest standards of cleanliness will be imposed throughout the public and back of house areas undertaken by MH staff and management by way of rotas and response to live issues.

Kitchens - The kitchen operators will be responsible for the cleaning of the kitchen utensils, equipment, appliances, food preparation, cooking and washing areas within the kitchen areas. This will be monitored by MH management; persistent lapses in the kitchen cleanliness will result in written warnings, and subsequent termination of their Concession Agreement.

Kitchen appliances- MH will repair and maintain the fixed appliances supplied and installed by MH in the kitchens including annual servicing and deep cleaning.

13. Health and Safety

The Kitchens must comply with all applicable laws in the respect of the provision and sale of food from their kitchen. In particular with relation to health and safety procedures in respect of food preparation, handling, cleaning, cooking and serving of food and the use, maintenance and cleaning of machinery, equipment and utensils used in the kitchen and back of house areas.

The Kitchen must maintain a minimum Food Hygiene Rating of 4 stars at all times. If it receives less than 3 stars the concession is terminated; if they receive 3 stars they have 90 days to achieve 4 stars and if not, the concession is terminated.

The service provider is to comply with the MH pest control requirements at all times.

14 Consultation/Communication

The OMS will be subject to ongoing review by MH with the Fire, Police, Licensing and Local Authorities. From discussions some of the key points are as follows:-

The Market Hall website will provide contact details of the venue manager and an emergency line.

The Venue manager will be tasked with proactively engaging with local residents including a representative of the Trustees for the Lady Hewley Trust with weekly meetings until such time as the Trustee agrees the need for quarterly meetings; the residents association of the owners and occupiers of Stonebow House.

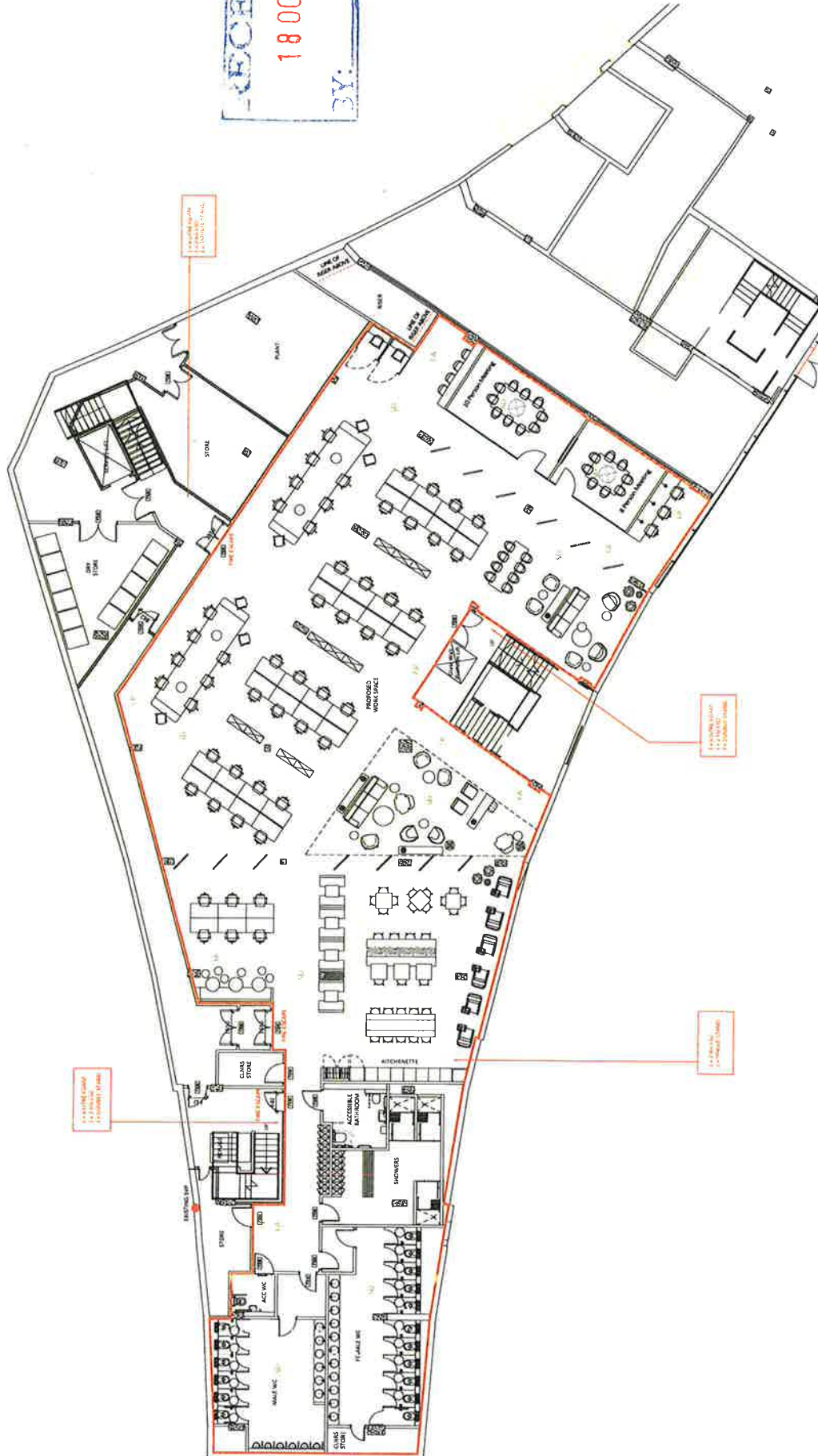
MH believes it is able to contribute significantly to the Guildhall Ward initiatives to reduce loneliness and embrace diversity by the nature of its inclusive offer and clean, safe and secure operation. MH would be keen to work with the Ward Councilors to integrate an events programme for residents focused around food education, healthy eating on limited budgets and community needs. MH would welcome a programme of regular meetings with Ward Councilors to develop these initiatives and address any concerns raised by the operation of the Market Hall.

MH will seek to work with key partners and stakeholders in the City and wider region such as Visit York; Make it York and the BID to contribute and promote key initiatives such as the Events and Festival programme, Safety and Security issues including projects such as the anti-loitering scheme, and the lessons from the Taxi Marshal pilot programme.

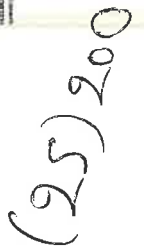
The Market Hall will be an expression of the region's agriculture, fisheries and food production. MH is keen to engage with these industries and support and promote the formal and informal education initiatives of the Local Authority and others around fresh food, healthy eating and lifestyles; for example school visits, interest groups and societies; and to be an active supporter and key venue within the food festival.

DATE	TIME	LOCATION	ACTIVITY	STATUS	REMARKS
10/10/2023	10:00 AM	Room 101	Activity 1: Introduction to the course	Completed	
10/10/2023	11:00 AM	Room 101	Activity 2: Group formation and ice-breaking	Completed	
10/10/2023	12:00 PM	Room 101	Activity 3: Lecture on the importance of ethics	Completed	
10/10/2023	13:00 PM	Room 101	Activity 4: Case study analysis	Completed	
10/10/2023	14:00 PM	Room 101	Activity 5: Group discussion and reflection	Completed	
10/10/2023	15:00 PM	Room 101	Activity 6: Quiz and feedback	Completed	
10/10/2023	16:00 PM	Room 101	Activity 7: Assignment distribution	Completed	
10/10/2023	17:00 PM	Room 101	Activity 8: Meeting closure and next steps	Completed	

(2) 500



Order 2003 or by agreement with the officer.



RECEIVED
18 OCT 2018

REPRESENTATIVE—A legislative authority, but for a short response within the 100 days. The possibility of some "winning bid" is important to those for whom the primary duty is getting the government's attention and then to move to subject to the law. Instruments carried out within the Representative's Office (later to be the OGC) for its agreement with the law office.

CITY CENTRE SPECIAL POLICY STATEMENT

This Special Policy was initially approved by the City of York on 12 April 2005, revised and updated and approved by full Council on 27th March 2014. and shall have effect until 2019 unless otherwise reviewed by the Council.

This Special Policy is a supplement to the Council's Statement of Licensing Policy and must be read in conjunction with that document.

This area has been identified as requiring additional licensing controls to promote the licensing objectives due to the cumulative effect of the concentration of late night drink led, refreshment and entertainment premises on crime, disorder and/or public nuisance affecting residents, visitors and other businesses.

A statistical, evidence based report was submitted by North Yorkshire Police to substantiate this statement and was considered by the City of York Council in approving this policy.

Consultation on the Special Policy was carried out in accordance with Section 5(3) of the Licensing Act 2003.

Effects of the Special Policy

1. This policy relates to applications for the grant and/or variation of premises licences or club premises certificates or the issue of provisional statements.
2. Each application will be considered on its own merits.
3. Where no representations are received any application will be granted in terms consistent with the operating schedule.
4. Applications for the grant of a new premises licence or club premises certificate or provisional statement:

Where relevant representations are received there will be a presumption against the grant of such a licence or certificate unless the applicant can rebut the presumption that the granting of such a licence or certificate would undermine the licensing objectives.

5. Application for the variation of a premises licence or club premises certificate due to a change of style of operation:

Any application for the variation of style of operation which is subject to relevant representations will be considered on its own merits having regard to the promotion of the licensing objectives.

6. Application for the variation of a premises licence or club premises certificate resulting in an extension of the premises and increased capacity:

There will be a presumption to refuse such applications, where relevant representations are received and where the increase in capacity would undermine the licensing objectives unless the applicant can rebut the presumption that the granting of such a variation would undermine the licensing objectives.

7. Application to vary the hours of operation attached to a premises licence or club premises certificate:

All applications that seek to extend the licensed hours will be considered on an individual basis. No different policy will apply in this area as opposed to the rest of the city.



NOTICE OF RELEVANT REPRESENTATION FOR A PREMISES LICENCE UNDER THE LICENSING ACT 2003

North Yorkshire Police hereby give notice of objection to the Premises Licence as listed below:

Postal Address of premises or club premises:

Try Market Halls, Market Hall Unit,
(comprising of ground and part basement as shown on plans),
Stonebow House,
The Stonebow

Post town: York

Post code (if known): YO1 7NP

Notice of Objection relates to the following licensing objective: (Please tick one or more boxes)

1. The prevention of crime and disorder	<input checked="" type="checkbox"/>
2. Public safety	<input type="checkbox"/>
3. Prevention of Public Nuisance	<input checked="" type="checkbox"/>
4. The protection of children from harm	<input type="checkbox"/>

GROUNDINGS FOR RELEVANT REPRESENTATION

Please provide as much information as possible to support this relevant representation:
(e.g. please list any additional information, e.g. dates of problems which are included in the grounds for review)

This application relates to a new contemporary Food Hall/Market at a prominent city centre location which directly borders York's Cumulative Impact Zone (CIZ), an area which the Full Council at City of York Council has identified as being under stress from crime and disorder and public nuisance in its Statement of Licensing Policy. The council adopted the current policy in 2005 and the current version is effective until 26th March 2019. Cumulative Impact is an important licensing concept which, unusually, arises entirely outside of primary legislation. Large concentrations of people are of concern in Cumulative Impact Zones (CIZ) because they may also increase the incidence of disorder or criminal activities in the street.

The premises themselves located on The Stonebow (are classed outside the CIZ, please see Maps of CIZ from York's Statement of Licensing Policy headed Appendix C and D), however the applicant repeatedly refers in their Operational Management Statement submitted to be considered in support of the Premises Licence Application, of entering and exiting the premises via Whip- Ma-Whop-Ma-Gate, which is included in the CIZ. The below are excerpts from the Operational Management Statement:-

"The kitchens immediately at the Whip-ma-whap-ma-gate entrance"

"The main customer entrance is from Whip-ma-whap-ma-gate"

"the main Whip-ma-whap-ma-gate entrance"

"It is intended that seating will be fixed and remain outside permanently to the external area fronting Whip-ma-whap-ma-gate."

"The retractable glass wall fronting Whip-ma-whap-ma-gate will be closed from 23.00."

"Customers will gradually disperse from the main entrance onto Whip-ma-whap-ma-gate"

"The website and notices inside the building and toilets will provide GPS coordinates for taxi and minicab drop off and pick up will be provided for the junction of Stonebow and Whip-ma-whap-ma-gate. "

"Staff and security staff will politely remind customers that they are also not to congregate in the front of the premises in Whip-ma-whap-ma-gate"

"Smokers will be directed to either side of the main entrance on Whip-ma-whap-ma Gate,"

North Yorkshire Police are asking the Licencing Committee to consider the implications such a large capacity venue will have with patrons dispersing directly onto streets already experiencing huge difficulties in terms of the stress of the cumulative impact of premises being concerned in the sale and/or consumption of alcohol and the impact this has on residents, visitors and other businesses.

The concern with the premise if the licence is granted as it stands is that the venue could operate as a large vertical drinking establishment/entertainment venue. The rear of the premises sits on St Saviourgate, which has a high number of residential properties and the premise itself will also have a number of luxury apartments built above. North Yorkshire Police believe that the proposed 00:00 hours Thursday to Sunday for the supply of alcohol, with a further hour that the premises are open to the Public will allow patrons to have an additional hour to consume any quantity of alcohol purchased, and would be detrimental to the standard of living (Public Nuisance and low level anti-social behaviour) to residents living above and to the rear of the property. The hours proposed are more in line with a bar/entertainment venue and not in keeping with a Food hall/market as this premises purports to be. In fact the Fulham site in London (which the applicant refers to in the documentation supported with the application) is located within a CIZ and is open to the public only till 2300hrs.

The plans attached to the application also show an outside licensed area. Although the Operational Management Statement provides information regarding how this area is to be managed, there are no conditions offered by the applicant, in support of this which if not conditioned appropriately will directly affect local residents on St Saviourgate and in the luxury apartments located above this premise.

North Yorkshire Police have consulted with the North Yorkshire Fire and Rescue regarding concerns relating to the capacity of the premises. Please see Appendix B (email from Kevin Caulfield) regarding numbers for the ground floor and basement area, based on the plans submitted with this application. To mitigate the premises becoming a large vertical drinking establishment, minimum table covers on both levels would be sought by Police at all times the Premises is open to the Public.

Should committee members be minded to grant this application North Yorkshire Police would seek robust and enforceable conditions, to promote the Licensing objectives of Prevention of Crime and Disorder and The Prevention of Public Nuisance, listed below and would ask the committee members to also consider their obligation under Section 17 of the Crime and Disorder Act 1998 which states "it shall be the duty of each authority to which this section applies to do all it reasonably can to prevent crime and disorder in its area".

Suggested conditions/amendments: (in addition to those offered with the Premises Licence Application).

North Yorkshire Police would suggest that all licensable hours be drawn back to 23:00 hours Sunday – Thursday and Midnight on a Friday & Saturday night, with the premise closing at 23:30 and 00:30 respectively.

1. The premises shall primarily operate as a food hall/market, providing food and non-alcoholic drinks, not as a bar or vertical drinking establishment, with substantial food being available at all times the premises is open to the public.
2. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell

alcohol.

3. A minimum of 350 table covers shall be provided on the ground floor and a minimum of 200 table covers shall be provided on the basement floor at all times the venue is open to negate the need for vertical drinking. (The exception will be for the Basement level any change to minimum table covers must be agreed in writing with North Yorkshire Police and the Licensing Authority, 28 days before any changes).

4. Only non-glass vessels or toughened glasses shall be used in the outside designated area.

5. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises.

6. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage.

7. The footprint of the outside area shall be clearly defined by semi-permanent removal barriers.

8. Tables, chairs and barriers/other outside furniture shall only be placed outside the premises, as defined on the plans, between 09:00 and 21:00 hours daily.

9. Door Supervisors shall be employed as follows:-

Sun- Thurs there shall be a minimum of two SIA licensed door supervisors for up to 300 capacity on duty at the premises while it is open for licensable activities from 2000hrs. Thereafter there shall be 1 SIA door supervisor per 100 additional people or part thereof.

On Fridays and Saturdays there shall be a minimum number of five SIA door supervisors from 2000hrs until 30 minutes past closing time. When employed, door staff will wear high visibility arm bands.

10) Doors and windows at the premises are to remain closed after 23:00hrs save for access and egress and to remain closed during the playing of all amplified music and other entertainment (save for entry and egress).

Signature:

Date: 15/11/18

Contact name: PS 133 Jackie Booth

Address for correspondence: **Alcohol Licensing Department Fulford Road Police Station**

Post town: **York**

Post code: **YO10 4BY**

Tel. number (if any): **01609 643273**

Email address if preferred option of contact: **NYPLicensing@northyorkshire.pnn.police.uk**

APPENDIX B

From: Kevin Caulfield [mailto:Kevin.Caulfield@northyorksfire.gov.uk]
Sent: 08 November 2018 10:23
To: Booth, Jackie
Subject: RE: New Application - Try Market Halls

Hi Jackie,

Thank you for the plans for the Try Market Halls, I have looked at the plan (25)20B and (25)200 with regards to occupancy of each floor, when NYFRA receive a building consultation, we would expect to have all the information such as a fire strategy and detailed plans, this allows us to make comments as to the compliance level with regards to the fire safety arrangements. The occupancy calculations for Try Market Halls have been based only on the plans (25)20B and (25)200, however it unlikely these plans would change if submitted as a formal consultation.

I have calculated the occupancy based on the minimum exit widths of each floor.

Basement: 330 people
Ground 440 people

Total for the premises 770

Thank you

Kevin.

Kevin Caulfield
Watch Manager
Technical Fire Safety

Telephone: 01904 625272
Mobile: 07786 703058
Secure email: kevin.caulfield@northyorksfire.gov.uk.cjism.net



NORTH YORKSHIRE
FIRE & RESCUE SERVICE

Please consider the environment before printing this email

From: Booth, Jackie [mailto:Jacqueline.Booth@northyorkshire.pnn.police.uk]
Sent: 07 November 2018 11:25
To: Kevin Caulfield
Subject: FW: New Application - Try Market Halls

Hi Kevin,
This is what I have received from CYC.

Regards
Jackie

PS133 Booth
Force Licensing Manager
Partnership Hub
Tel 101 Ext 30133
Mobile: 07710977979
Email:- Jacqueline.booth@northyorkshire.pnn.police.uk

Committed to the Code of Ethics

CODE OF ETHICS: THE POLICING PRINCIPLES: Accountability, Fairness, Honesty, Integrity, Leadership, Objectivity, Openness, Respect, Selflessness

CODE OF ETHICS: THE STANDARDS OF PROFESSIONAL BEHAVIOUR: Honesty and Integrity, Authority, Respect and Courtesy, Equality and Diversity, Use of Force, Orders and Instructions, Duties and Responsibilities, Confidentiality, Fitness for Work, Conduct, Challenging and Reporting Improper Behaviour

From: Cockerill, Janice [<mailto:Janice.Cockerill@york.gov.uk>]
Sent: 19 October 2018 10:47
To: Bell, Leigh; Bielby, Angela (Democratic Services); Blain, Andy; Chelton, Rachael; Coupland, Penny; Fire Service; Glazier, Simon; Golightly, Michael; Gray, Ian; Kumar, Rachael; NYP Licensing; Sefton, Helen; Tillett, Lynn; Wetherall, Paul
Cc: Wilson, Jacque
Subject: New Application - Try Market Halls (Co House check clear, copies saved, added to caseload - 4085

Please see attached received yesterday. Last date for reps is 15 November.

Regards

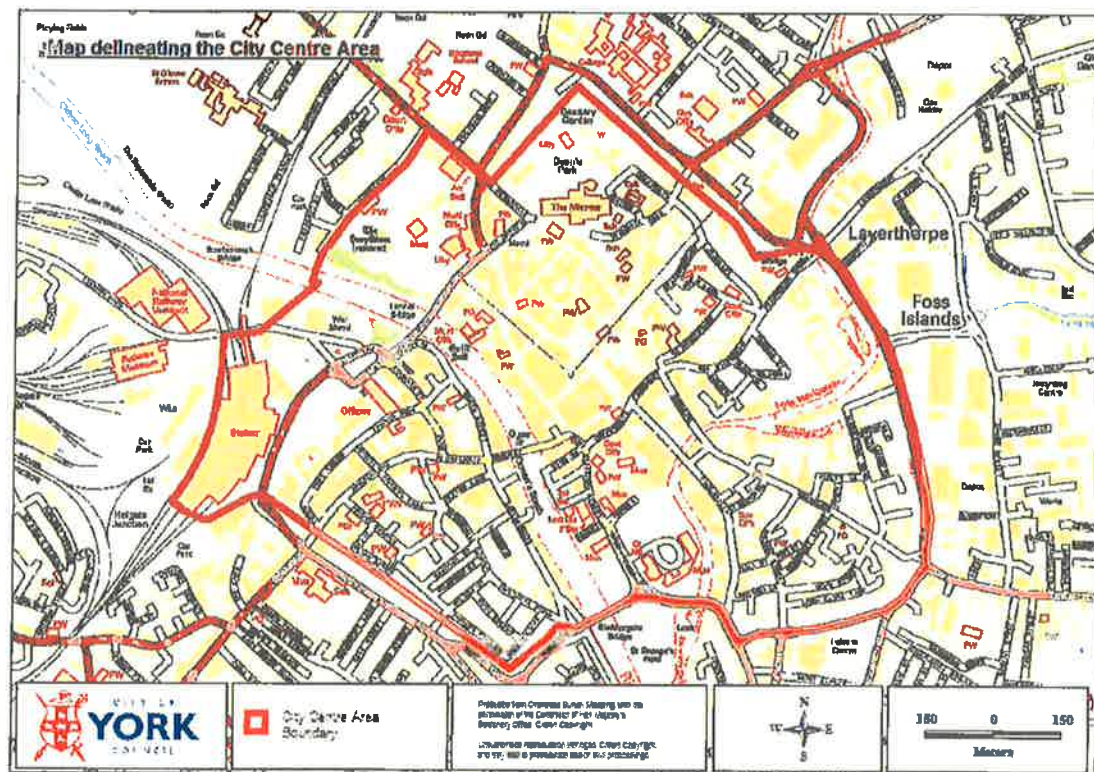
Janice Cockerill | Senior Licensing Officer
t: 01904 551526 | e: janice.cockerill@york.gov.uk

City of York Council | The Licensing Service | Economy & Place Directorate
| Public Protection | Hazel Court EcoDepot | James Street | York YO10 3DS
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

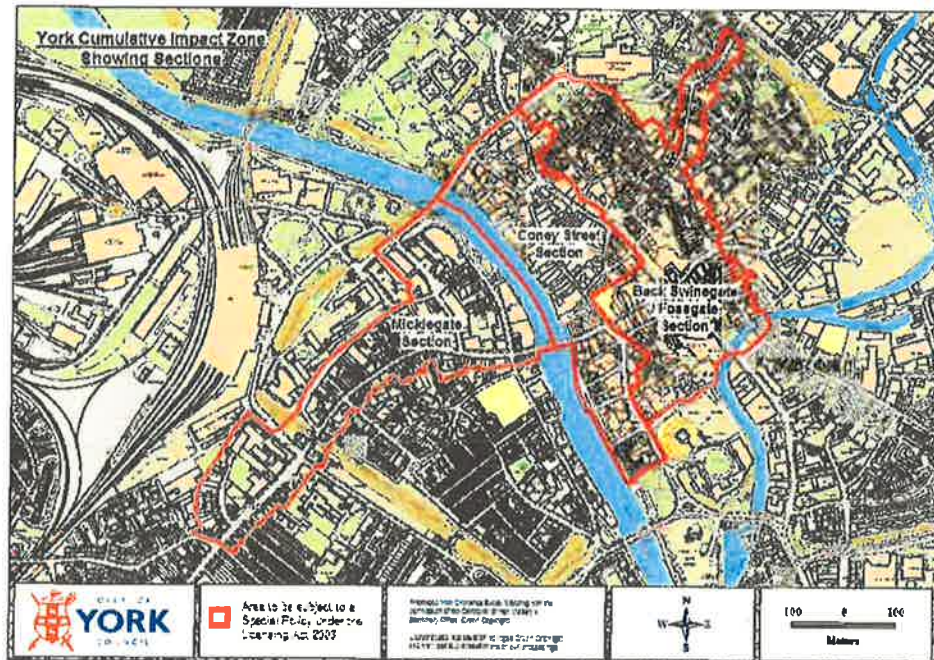


Working together, to improve and make a difference

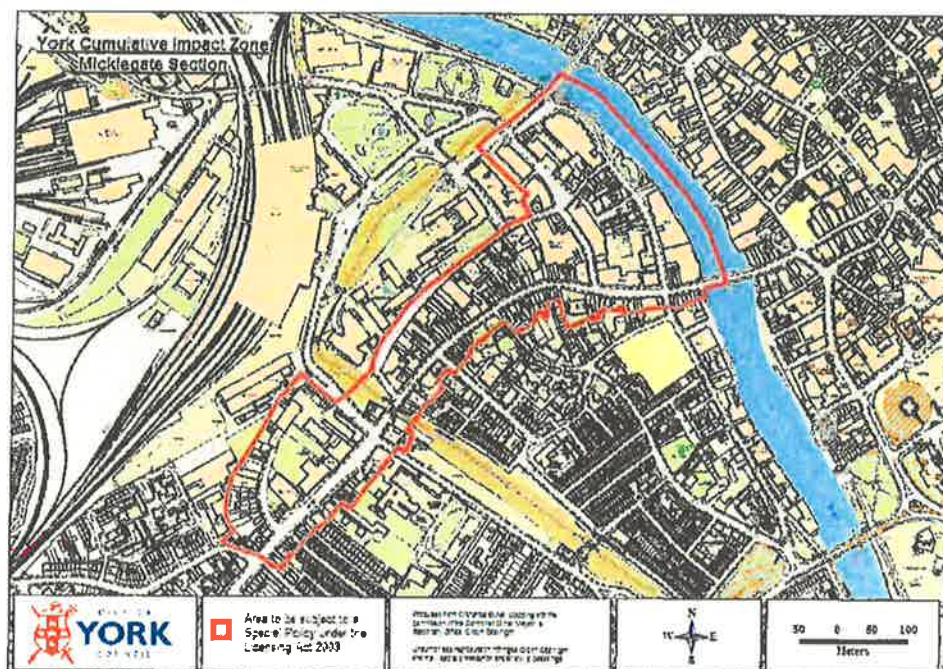
APPENDIX C - MAP DELINEATING THE CITY CENTRE AREA



APPENDIX D - MAPS OF THE SPECIAL POLICY AREA



Micklegate Area Map



This page is intentionally left blank

Cockerill, Janice

From: Golightly, Michael
Sent: 15 November 2018 11:42
To: EAP Licensing Unit
Subject: Premises licence application for Stonebow House, The Stonebow, York

Dear All

Public protection are objecting to the above premises license application on grounds of public nuisance and the prevention of crime and disorder and are making representation.

The Local Authority have historically received a number of complaints about loud amplified music and noise from anti- social behaviour from people outside the buildings and in the smoking areas from the previous licensed premises that were at the site which resulted on noise notices being served on one of the premises due to statutory nuisance from loud amplified music.

The proposal for the premises is to have a large number of commercial restaurants in one location within the city centre adjacent to a large number of residential dwellings on the Hungate site, The Stonebow, St Saviourgate and new flats above the premises site.

The site is directly adjacent to the Cumulative Impact Zone (CIZ), which is an area highlighted by the Council as being under stress from crime and disorder and public nuisance due to a large number of licensed premises.

The taxi rank on St Saviourgate is already in use for the whole of the city and is not exclusively for the new premises. As this is already very busy and there may be a significant increase in the use of this taxi rank which will need to be controlled in terms of managing the customers leaving the premises, their behaviour and noise levels.

Public protection are concerned about the potential for an increase in anti-social behaviour and public nuisance from noise from a large number of people leaving the premises at the end of the evenings or events and the potential for people loitering around the area and would like the applicant to demonstrate how this will be managed.

The outside area that faces onto Whip ma whop ma gate is proposed as a licensable area but no conditions have been submitted by the applicants in order to control noise from this area by patrons. Public protection are concerned by the proposal for fixed chairs and tables in this area, the times proposed and how this area would be managed.

Public protection are also concerned as to how such a large premises will be managed in terms of control of noise and the location of regulated entertainment and numbers of door staff that would be required for the premises.

The planning proposal for the premises required in condition 14:

"Noise from any D2: Assembly and Leisure uses shall not exceed background noise levels measured at a distance of 1m from the application site."

This condition has not as yet been signed off as having been complied with and a Public protection are waiting for a noise report to be submitted that will ensure that the premises is fit for purpose. Once this has been submitted Public Protection will be better placed to comment on further licensing conditions.

A noise management plan has been proposed, however, Public protection believe that owing to the size of the proposed development this should be submitted before use begins in order to ensure it is adequate.

Public Protection agree to the following condition as proposed by the applicant:

1. Clear notices shall be prominently displayed requesting customers to respect local residents and leave the premises and area in a quiet and orderly manner.

Public Protection would like the following conditions to be slightly modified:

"All doors and windows shall be closed when regulated entertainment is provided after 23:00hrs (except for ingress and egress)."

To

2. All doors and windows shall be closed when regulated entertainment is provided (except for ingress and egress).

"A noise limiting device must be fitted to the musical amplification systems"

Changed to

3. Whilst live music is being played all music shall be played or reproduced through loudspeakers and a tamper-proof noise limitation device. The device, the levels set and the installation shall be approved in writing by the local planning authority before the use hereby approved commences. Thereafter the, approved levels, equipment, installation and position and type of loudspeakers shall be maintained in accordance with the planning approval; at no time shall they be modified without the written approval of the local planning authority."

We would like to attach the following conditions:

4. Hours of operation to be restricted to the following:

All licensable activities in the basement restricted to:

07:00hrs - 23:00hrs Sunday – Thursday
07:00hrs - midnight on Friday and Saturday

The premises to be open:

07:00hrs - 23:30hrs Monday – Thursday
07:00hrs – 00:00hrs Friday
00:00hrs – 00:30hrs and 07:00hrs – midnight Saturday
00:00hrs - 00:30hrs and 07:00hrs – 23:30hrs Sunday

5. After 21:00hrs there shall be no live music on the ground floor level.

6. A minimum of 350 table covers shall be provided on the ground floor and a minimum of 200 table covers shall be provided on the basement floor at all times the venue is open to negate the need for vertical drinking. (The exception will be for the Basement level any change to minimum table covers must be agreed in writing with North Yorkshire Police and the Licensing Authority, 28 days before any changes).
7. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
8. Door Supervisors shall be employed as follows:-

Sun- Thurs there shall be a minimum of two SIA licensed door supervisors for up to 300 capacity on duty at the premises while it is open for licensable activities from 20:00hrs. Thereafter there shall be 1 SIA door supervisor per 100 additional people or part thereof on days when there are events or functions planned.

On Fridays and Saturdays there shall be a minimum number of 5 SIA door supervisors from 20:00hrs until 30 minutes past closing time. When employed, door staff will wear high visibility arm bands.

The outside area

9. Tables, chairs and barriers/other outside furniture shall only be placed outside the premises, as defined on the plans, between 09:00hrs and 21:00 hours daily.
10. All tables and chairs to be removed by 21:00hrs.
11. After 21:00hrs The bi-fold door shall be closed and only 2 of the smaller door sections to the West facade shall be used for ingress and egress.
12. After 21:00 hrs the outside area shall only be used by customers wishing to smoke. This area shall be clearly defined with a barrier, the location of which shall be agreed with the local authority before use commences and adhered to thereafter.
13. No drinks to be taken into the outside area after 21:00hrs
14. The area (when in use) shall be monitored by staff or door staff (when employed).
15. No regulated entertainment shall take place in the outdoor area of the premises.
16. A noise management plan shall be submitted before the premises is opened and implemented thereafter. (Note include details of how people will be managed dispersing from the premises, a noise complaints procedure and details of noise monitoring, including locations where monitoring will take place and any noise mitigation that will be proposed).
17. When used door supervisors shall be instructed to maintain orderly queues outside the premises so that it does not block the highway or cause excessive noise disturbances.
18. When used door supervisors shall use their best endeavours to ensure that customers leaving the premises do so quickly and quietly without loitering outside.

19. A minimum of 5 independent food providers shall be present and open at all times alcohol will be supplied except if the premises operates privately or for organised events or for functions.
20. No licensable activities (or regulated entertainment) shall take place at the premises until the premises has been assessed as satisfactory by the Local Authority at which time this condition shall be removed from the licence by the licensing authority.

Should you have any further queries please contact me on 01904 551580.

Regards

Michael Golightly
Technical Officer

We take your privacy seriously. For details of the information we collect, how we use it and who we may share it with please see the Public Protection Privacy Policy on our website, www.york.gov.uk.

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

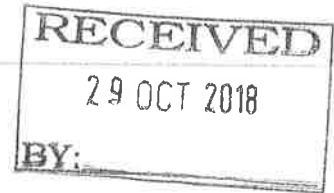
Document is Restricted

This page is intentionally left blank

(12)

Try Market Hall in Stonebow House :: Premises License Objection

1 messages



Reply-To:

To: *CYC ECODEPOT*

Cc:

24 Oct 18

Dear Sir

I understand that a new type of eating place is planned for Stonebow House. While on the face of it, it seems like a good idea, it cannot work as a place to bring children if drinking is allowed from mid-morning. I therefore object to this proposal. I was told that there will be an area outside where it would be possible to sit with children, but I realise that smokers will want to use these tables, so here too it would not be child friendly.

The area close by has many pubs and cafes which are enough, Shambles Market and Fossgate etc. the cafes serving soft drinks being more suitable for families.

The size of the ground floor will draw in far too many people intent on drinking. It will detract from the real city centre and of course the possibility of drug gangs moving in if the basement is to be used for dancing and music. The knock on effect is that late night, early mornings will be disrupted by the intoxicated, causing problems for Stonebow House, local peaceful residents and the police. It is well known that the nightclubs in this same building caused public nuisance.

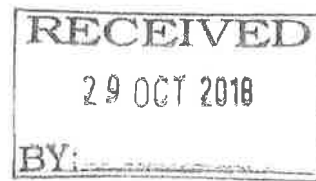
If it was opened as a cafe venue and was truly child friendly I would have no objection, but as it stands I cannot agree.

I hope the city council will not allow this to happen, and suggest an alternative of indoor games areas for families to use within the city. There is space for table tennis, crazy golf, swings and slides for little ones and a food area with comfortable seating.

Yours

*Belkaze way.
Acomb wood.
4024 34.*

Oakdale Road York YO30 4YL
26 Oct 18



2

Subject : Licensing Act 2003 Application for a New Premises Licence Stonebow House

Dear Sir

As a resident of York I write to oppose and OBJECT to the granting of the above. The plans provide enough evidence to prove that this venue is out of proportion for a cafe/bar food hall with a total of 600 plus, when ground floor and basement are in use, in this part of the city. Plus it is disproportionately large for a residential street.

Knowing that previous clubs operated from the same building generated crime in the surrounding streets, eg Stonebow, Colliergate, but in particular St. Saviourgate, where property and cars were vandalised. This caused the residents both within their homes and when walking in the area, to feel threatened and insecure.

I have friends living in St. Saviourgate and they expressed their concerns to me when Try Market Halls put in the original application. On second application the area to be used is larger, using the ground floor plus the [REDACTED] basement, and the licensing hours asked for are extensive. This has the potential to cause severe public nuisance particularly at closing time. I would not want to walk down streets occupied by the intoxicated who are obliged to be outside to smoke cigarettes. This is a threat to public safety.

Although listed as family friendly, I would not want to bring a child or grandchild to this venue as the plan distinctly shows a large bar area in the centre of the ground floor. It is a rule that children be protected from harm and this is an encouragement for the exact opposite. Even entry to the building on Whip-ma-whop-ma-gate is surely not good planning, as this is nominated for smokers.

Public nuisance and protection of children should also be looked at as delivery lorries will cause blockage to cars, taxis, school parties, the road and pavement in St. Saviourgate.

I ask that the City Council refuse this licence.

Yours faithfully

22.10.18

Page 113

3

RESOLVED

29 OCT 2018

Section 17 Licensing Act 2003. Application new Premises License OBJECTION

1 messages

Reply-To:

To:

Cc:

Spring Field Court,
Holgate Road,
York,
YO24 4HZ.

Dear Sir

I object to Try Market Halls application for an alcohol license in Stonebow House. The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

St Saviourgate and it's close surrounds has a residential population of families and elderly residents. There are also 4 churches with congregations that meet regularly. The safety of these people will be put at risk by rowdy groups spilling out onto the streets, not only in the evening, as alcohol licencing is requested from 10.30 am.

The only place shown for delivery of all goods, including alcohol is through fire safety doors on St Saviourgate. School parties of small children walking in crocodile visit the DIG daily and will be unable to pass when loading/unloading is taking place. The only area for lorries to park is within the taxi rank. It is a public nuisance to block a street and the children need protection from the pallet deliveries needing to be pulled along the pavement. They should not be forced to walk into the road when priority is given to food deliveries.

It is common knowledge and a regular item on the national news that drug dealing and drug taking is on the increase. Knowing that the number of people who will attend the basement club to dance to loud music carries the potential for drug infiltration on a large scale. The area surrounding Stonebow House already has known drug related problems. Children, families, elderly residents including the disabled living in the area and should not be expected to approve a licence which will destroy their lives.

Yours faithfully

St Saviourgate
York YO1 8NQ



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

28 October 2018

Dear Sir,

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

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Date

28/10/18

Page 115

address

Sherburtgate Road North
Pocklington
YORK YO42 2ER

(5)

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28th October 2018

Page 116

address .. SHARBURGATE RD NORTH
POCKINGTON

(6)

YORK
YO42 2ER

Hazel Court Ecodepot, CYC Licensing Section

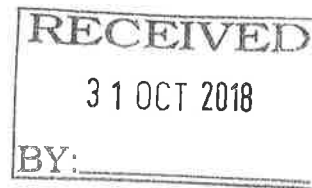
OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls



As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

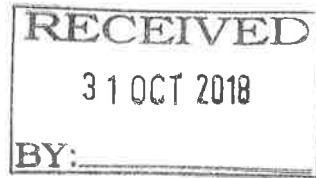
The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date

21/10/18

address

RASKELF
ROAD, EASINGWOLD,
YORK, YO61 3JY.

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

As a resident of York I object to the above on the following grounds

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 22nd Oct 2018

address

Lady Hawley's
Cottages
81. Saviourgate.
York YO1 8NW



Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

As a resident of York I object to the above on the following grounds

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

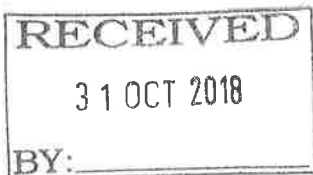
Date

23/10/18

Page 119

address

Lady Hewley Cottages



St Saviourgate

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

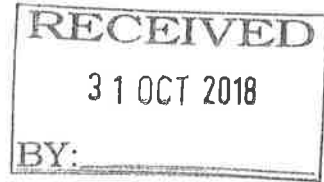
Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 21/10/2018

addressLAWRENCE
STREET, YORK
YO10 3EF.....

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

As a resident of York I object to the above on the following grounds

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

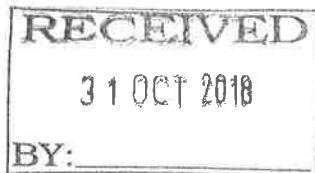
The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 22-10-18

Page 121

Rowntree House



YORK YO1 2AA

OBJECTION

Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully



Uplands Rise,
Little Bourton,
Banbury OX17 1RG.

30 OCT 2018

OBJECTION to.

Section 17 Licensing Act 2003. Application for new Premises Licence. Try Market Halls, Stonebow House.

Dear Sir/Madam.

As a previous resident of York, I am dismayed to learn of the afore mentioned application. I fail to comprehend the necessity to permit further licenced properties in the city. On my last visit to York City I was confronted and astounded by the number of licenced properties having been established since previous visits.

I feel that such a proposal is detrimental to the historic City of York, creating more problems associated with such premises i.e., unruly behaviour, drinking, noise and probable drug use, all of which will need to be dealt with by Council Staff and/or Police.

Such activities are detrimental to the safety of the public at large and children in particular considering the location of educational facilities close by.

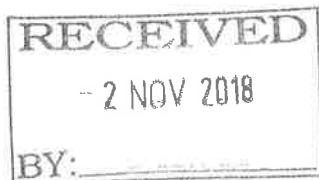
I should be obliged if you would take my comments into consideration when making your assessment of the application.

Thank you

Yours faithfully.

The Licensing Officer,
Licensing Services,
City of York Council,
Ecodepot, Hazel Court,
James Street,

YORK YO10 3DS



Uplands Rise,
Little Bourton,
Banbury OX17 1RG.

30th October 2018

OBJECTION to.

Section 17 Licensing Act 2003. Application for new Premises Licence. Try Market Halls, Stonebow House.

Dear Sir/Madam.

As a previous resident of York, I am dismayed to learn of the afore mentioned application. I fail to comprehend the necessity to permit further licenced properties in the city. On my last visit to York City I was confronted and astounded by the number of licenced properties having been established since previous visits.

I feel that such a proposal is detrimental to the historic City of York, creating more problems associated with such premises i.e., unruly behaviour, drinking, noise and probable drug use, all of which will need to be dealt with by Council Staff and/or Police.

Such activities are detrimental to the safety of the public at large and children in particular considering the location of educational facilities close by.

I should be obliged if you would take my comments into consideration when making your assessment of the application.

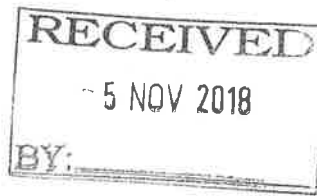
Thank you

Yours faithfully.

The Licensing Officer,
Licensing Services,
City of York Council,
Ecodepot, Hazel Court,
James Street,

YORK YO10 3DS

Aldwark
York YO1 7BU
1 November 2018



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

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

Dear Sir/Madam,

I am a resident living nearby the premises and I object to the application on the following grounds:

1. Public Nuisance – The premises were previously home to live music venues and licenced clubs. Large groups often congregated around these and when dispersing there was typically loud, drunken and anti-social behaviour, which included urinating in side streets and writing graffiti on residents' properties. The clubs were smaller than the new premises, so there is a greater likelihood of more undesirable behaviour. This could extend into the early hours if the permitted hours extend to 1.30am, and it could include littering neighbouring streets as food will be available as take-away. Moreover, the impact on nearby residents would be greater as the area now includes the very nearby Hungate development.
2. Prevention of Crime and Disorder – The possibility of increased crime and disorder issues are noted above. These could be compounded because Stonebow House continues to be a gathering point for drug dealers.

Yours faithfully,

Date 31.10.2018

Page 125

ADDRESS

Barder Court

15

York YO30 5ZJ

OBJECTION



Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 31/10/18

Page 126

address Barden Court

16

YORK YO3052J



Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

St. Saviourgate,
YO1 8NN

5th November 2018

Dear Licensing Services,

I object to the application made 18/10/2018 by Try Market Hall York Ltd for a premises licence at the neighbouring property to my home: Stonebow House reference CYC 062590.

The application relates to Stonebow House, a premises within the Cumulative Impact Zone defined in section 7 "Saturation & Cumulative Impact" of the City's licensing policy. The premises is bounded by

- Whip-Ma-Whop-Ma-Gate
- St. Saviourgate
- The Stonebow

which are all explicitly referenced in section 7.3 "City Centre Special Policy Statement" approved by the council in 2014.

The policy relates to the granting of a premises licence in the designated area, where there is a presumption against the grant of such a licence. The cumulative effect of the concentration of drink led pubs, bars and nightclubs and late-night entertainment premises in this area has had a measurable — impact on the levels of crime, disorder and public nuisance. This has affected residents, visitors and other businesses.

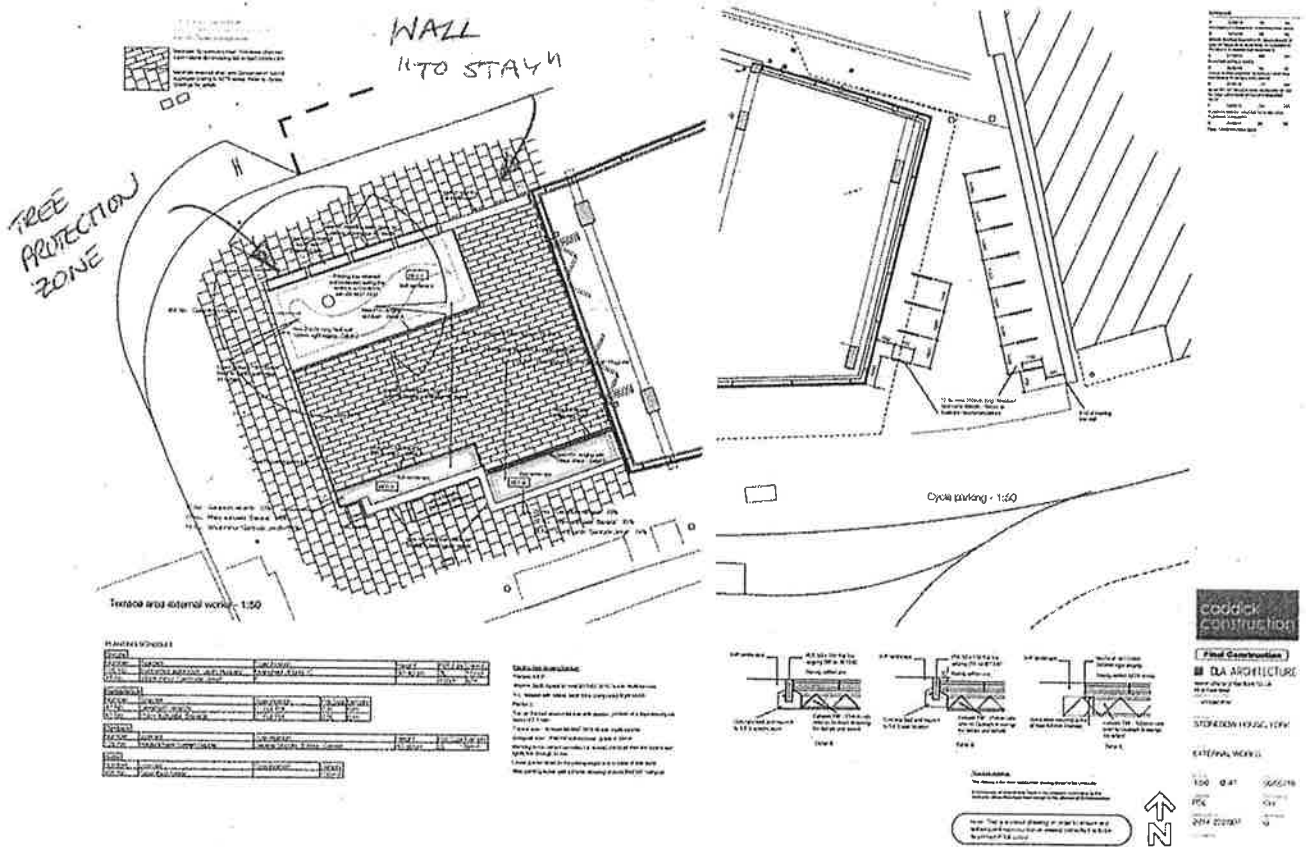
Stonebow House has a long history of nuisance behaviour from smaller licensed premises in the building, with enforcement notices having regularly been served on the businesses that occupied the premises prior to the recent redevelopment, with regular alcohol-fuelled antisocial behaviour. Since the departure of those businesses, there has been a significant reduction to more acceptable levels.

The number of late night drinking establishments in the area already exceeds a safe and appropriate level and this very large premises holding in excess of 600 drinkers will impose a great burden on the local residents and spoil the quality of life in the area. In June this year a premises licence was granted for a smaller venue opposite Stonebow House – Mali on Whip-Ma-Whop-Ma-Gate. The police objected to the proposal because of concerns about public safety and protection and the licence contained restrictions on closing no later than 11.30pm and for table service only. The same rules should apply to Stonebow House.

The applicants' draft operating plan states that alcohol sales are ancillary to food sales and that the operation of the premises is food-led. This is not consistent with the scope of the premises licence application and the plan is in any case in conflict with the site's planning consent. If the draft operating plan is not reflected in licence conditions, once the premises licence is granted a different plan could be adopted such as in the case of Nevermind (where the promised poetry readings and unamplified music never appeared in favour of indie gigs), or a different operator could take over along the lines of Revolution de Cuba. The plan therefore fails to give residents comfort that the venue will not become a nuisance.

The application states that there are two premises licences already in place and that these would be surrendered. However, these licences pertain to premises that no longer exist and the curtilage of the new venue is different to that of the previous ones. Those licences are defunct and it would be impossible to comply with the previous licence conditions because of the redevelopment of the building.

Note that the planning consent does not permit the removal of the protected area around the base of the tree, nor the barrier to the external seating area on to St. Saviourgate. These are shown differently in the applicant's supporting documents. The planning consent also requires that all commercial waste be kept within the building, contrary to the operating plan.



In addition, the planning consent shows three entrances to separate units A, B and C at the ground level. The proposed layout of the applicant's venue shows a single large entrance on The Stonebow and all the units A, B and C being merged in to one. Their licensing application therefore misrepresents the venue for which they wish to obtain a licence.

The proposed opening hours (up to 2am and occasionally all night for 36 hours continuously) and the planned fit-out of the premises are not commensurate with a family friendly food-led premises. Even if this were the intent of the current applicants, permitting the full scope of the application would allow the future operation of a huge night-club and drinks-led venue without a variation of the licence being needed. This cannot be acceptable. The removable seating and staging in the basement is a particular concern, because the logistics of events being held on the premises would mean a large number of customers (possibly more than 1,000) arriving and leaving at the same time, most likely late at night: this would not be such a problem in a table-service restaurant context.

The size of the venue and the likelihood that it will attract hens and stags and other large boozy groups is a major concern. This concern has been reinforced from reading the applicant's promotional material for their only existing operation, which is in Fulham (that location celebrates and encourages drinking and large groups "*Perfect for groups, this is the boozy start to your weekend that you need*") and a brochure they distributed which shows a large venue with a long bar at its heart with no table service or requirement to have a meal with a drink. Although the draft operating plan mentions pricing drinks out of the reach of stags and hens, the only venue they currently run promotes cheap alcohol at lunch-time. The aspirations for all the other venues they refer to are unproven, as the businesses do not yet exist.

A large venue at Stonebow House will stimulate pedestrian and vehicular traffic along St Saviourgate. Significant numbers of drunks already use the street as a toilet and boxing ring and raucous shouting is common late at night, especially in the queue for the taxi rank. Foot traffic nuisance could be mitigated by controlling exit points, not operating at unsociable hours, limiting the size of groups and ensuring

drunk customers are not served more alcohol. Vehicular traffic nuisance could be mitigated by relocating the taxi rank to the Stonebow side or Garden Place (as was previously done successfully), making deliveries via Colliergate/Whip-ma-whop-ma-gate, controlling delivery and collection hours and reducing the size of delivery lorries. Glass collection has been a particular issue in the past, with contractors ignoring time constraints and bottle collections taking place before 5am.

York has had a significant problem with hens and stags for some time as reported widely in the national press during October – for example in Observer and Guardian articles, and this is also cited in the city alcohol strategy. A 600+ capacity venue in the Cumulative Impact Zone and adjacent to a city-centre residential area will exacerbate the problem.

Please reject the application in its current form as contrary to the licensing objectives.

If, however, the application is approved, please apply the following licence restrictions to address the licensing objectives: prevention of crime and disorder; and mitigating the impact on local residents' quality of life and safety through public nuisance:

1. A provisional approval with a requirement to review the premises' impact on the licensing objectives after 12 months and an annual review thereafter with continuation of the licence being conditional on there not being a negative impact on residents and the city's licensing objectives
2. Incorporation of all the unquantified "reassuring" statements in the draft operating plan as measureable and testable licence conditions
3. A maximum limit of 250 customers
4. All alcohol sales to be served at table and accompanying a meal, consistent with the stated intent of the venue; no stand-up drinking
5. Operating hours appropriate for a restaurant rather than a bar, bar closing at 11pm and venue at 11.30.
6. Conditions on sound levels such that no noise is audible outside the premises; ensured by active monitoring and control of departing customers
7. Careful management of the exit points by door staff on each exit to discourage departure in the direction of the residential properties along St Saviourgate.
8. Management of the large queues that are likely to congregate around the taxi rank, or relocation of the taxi rank to a non-residential street
9. Ensuring already drunk customers are not served more alcohol
10. No alcohol served or taken outside; outside seating closed at 9pm
11. Conditions on the storage and disposal of waste at inconsiderate hours - no glass storage outside; collection of glass waste only permitted between 09:00 and 17:00
12. Delivery and collection lorries to operate only 09:00-17:00. A restriction on the weight and size of delivery lorries on St. Saviourgate and a preference for supplies to be routed via Colliergate and Whip-Ma-Whop-Ma-Gate.

Thank you for your consideration. I would be grateful if you would keep me informed of progress of the application.

Yours sincerely,

St Saviourgate,
York
YO1 8NN

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

6. November 2018

Re: Objection to Stonebow House Licensing Application by Try Market Halls York Limited

Dear Licensing Services,

I write to object to the above application.

I live on St. Saviourgate and have experienced the anti-social behaviour, violence, noise, smells and morning after mess on the street that comes with late night eating and drinking in Stonebow House. Since the nightclubs and bars moved out, there has been a significant reduction in anti-social behaviour, drug offences and noise nuisance and the quality of life for residents has improved.

The licence application relates to a large (600+ covers) eating, drinking and music venue with 9+ separate vendors and this is vastly different to the statements provided in the original planning application, where 12 commercial units would be reduced to just 4. It was stated in the planning application that there would be no material increase in visitors or traffic to Stonebow House and no impact on the well-being of local residents.

During the recent consultation with Try Market Halls (TMH), Mark Barnes and David Laycock met with residents and explained that:

- The venue will have 600-700 covers
 - Ground floor: 400+ covers
 - Outside: 32 (NB. planning permission granted for just 14 seats)
 - Basement: 200+
 - Removable tables and chairs at basement level, increasing capacity for events (we must assume vertical drinking)
 - A stage in the basement for live music events
- The long central 'service counter' is in fact a huge bar
- No requirement for customers to purchase food when ordering alcohol and as Try Market Halls run the bar and take a percentage of food turnover, the bar will be their main source of profit.
- Groups such as stag, hens and celebrating race goers will be welcome and encouraged via group bookings
- Smokers to be directed to the entrance either side of Whip-ma-whop-ma-gate. As this is both the main entrance and outdoor seating & eating area, it must be assumed that smokers will congregate on the surrounding public pavements
- Delivery lorries will park in the Taxi rank bay by the loading doors
- Any mess directly outside the venue will be dealt with by TMH but any mess (e.g. vomit, bottles, stench of urine, take-away containers etc) further along the street would be the council's responsibility
- If this licence application is not approved, they intend to operate under the previous occupant's 4am licence (as a resident, I regard this as bullying behaviour – object to this licence application at your peril!)

Every point listed above gives cause for concern for local residents. This venue is designed to cater for large groups that will spill out onto the taxi rank and into neighbouring residential streets at closing time. Smokers congregating on the public pavement, obstructing the junctions with The Stonebow and St Saviourgate will mean that local residents and bus stop users will have to negotiate their way through groups of smokers to reach their homes. The late-night taxi rank queue on St Saviourgate already causes an obstruction for residents walking home and local families like mine often feel intimidated by the loud and boisterous day- and night-time revellers waiting in the taxi queue and blocking the pavement. Allowing this venue to serve alcohol from 10.30am with a closing time of 1am at weekends and for a non-stop 36hr+ stretch over New Year will have a significant impact on local residents, especially families like mine, with school-aged children.

The building does not appear to have any soundproofing at ground level as observed during our recent visit to the premises. The wall that backs onto Hungate appears to be just one breezeblock (plus external render) deep. The breezeblocks that were used to seal the square sections under the ramp are still visible inside the building. The houses on St Saviourgate are listed buildings with single-glazed sash windows, which means that any noise on the street can be heard inside our homes. My youngest child goes to bed before 9pm and was regularly kept awake into the early hours of the morning by drunk and disorderly revellers spilling out on the street outside her bedroom window at closing time.

Parking in a taxi bay is not permitted and would mean that lorries would need to unload fresh food and alcohol deliveries on to the pavement or road, again obstructing the street for residents. Groups of school children walk past the loading bay doors on St Saviourgate every weekday morning on school trips to the DIG and any delivery drivers unloading onto the pavement will obstruct the path and put children in danger if they have to walk on the road to avoid the deliveries. Obstructed by delivery lorries, the taxis will have to wait for a space in the taxi rank bay to become free before pulling in, thereby blocking St Saviourgate to other road users and pulling into resident parking spaces.

It has been suggested that local residents will have the manager's telephone number to call in case of disturbance. This system has been tried and tested for many years with the previous occupants of Stonebow House, The Duchess and Fibbers and it has rarely worked. If there was an issue with noise, the manager at the venue would not notice the incoming call or the manager was not present at the venue and could not get through to the duty manager, despite best intentions. More often than not, the chaos started after the venue had closed and the police were called to sort out the problem. The morning-after mess on the street, stench of urine in doorways and debris such as bottles, cans and take-away containers discarded on window ledges was never directly attributable to the venues. However, since the refurbishment of Stonebow House, these problems have reduced significantly.

No matter how good the intentions of Try Market Halls may be to create a family friendly concept, we know that York city centre attracts large binge-drinking groups at weekends and on race days. This venue will be very attractive to them because the space is designed to accommodate such large groups. The comparisons drawn by TMH in the Operational Management Statement with the Fulham Market Hall venue have no relevance to this application because Fulham does not suffer from the same night-time drinking culture as York and is not a destination for stags and hens who are intent on getting drunk. However it is worth noting that, at the time of writing, the Fulham venue advertises a brunch time Bloody Mary deal from 10am containing 7 double shots of Vodka (see attached). The wording with this offer reads "Perfect for groups, this is the boozy start to your weekend that you need". Sadly, this gives an insight to what we can expect from Try Market Halls here in York.

Other Market Hall venues referenced in support of the application, Victoria and West End do not yet exist, serve no purpose in relation to this application and should therefore be disregarded. The family-friendly eating venue proposed does not correspond with the licensing hours in the application. A cynic might see the "family friendly foodie" description as nothing more than a smokescreen for what could easily become York's biggest drinking destination.

Whip-ma-whop-ma-gate falls within the CIZ. This is the main entrance to the venue, which is both the smoking area and outside seating area. Stonebow House is in the Special Policy Area, bordered on 3 sides by Whip-ma-whop-ma-gate, St Saviourgate and The Stonebow. This is an

area already affected by late night revellers, drug users, long and disorderly late night taxi queues and morning after human excretions and litter from discarded take-away containers.

Please reject the application on the grounds that it will almost certainly create a public nuisance, promote excessive alcohol consumption that will lead to crime and anti-social behaviour in a residential area that is within the CIZ/Special Policy Area.

If a licence is granted, please include the following conditions:

1. Alcohol to be served to diners only (to ensure food- not alcohol-led venue)
2. No stand-up drinking (food led venue)
3. No alcohol to be sold as take-away (leads to broken bottles and anti-social behaviour)
4. No food to be sold as take-away and no disposable containers (street litter)
5. Table service only (food-led venue)
6. No outdoor seating/close at 9pm (to restrict noise)
7. Closing time of 11pm (closing time is when the trouble for residents starts not ends)
8. Smokers must not congregate or block public pavements (Intimidating, anti-social public nuisance)
9. Building to be professionally soundproofed (to prevent disturbance from noise)
10. No noisy air conditioning or extraction units to be mounted externally
11. All deliveries via Colliergate using Whip-ma-whop-ma-gate loading bays not St Saviourgate taxi bay (to reduce traffic nuisance, avoid damage to houses from large delivery lorries and prevent congestion at taxi rank end of street, which can block resident access)
12. Bottle and refuse collection only during hours 9am - 5pm
13. No glass or refuse to be stored outside the building in line with planning permission
14. Daily cleaning of pavements surrounding Stonebow House
15. Licence to be granted for initial 12 months, reviewed annually.
16. All conditions included in the Operational Management Statement to be written into the licence conditions. OMS will change over time but the licence holder should be bound by the proposed conditions.

If a licence is granted as proposed, there is no doubt that it will inflict a significant burden on the local area, especially Whip-ma-whop-ma-gate and the St Saviourgate taxi rank, which fall within the Cumulative Impact Zone and an immediate deterioration in the quality of life for residents, many with young children, who are unable to sleep at night when the music and late night revellers become loud and disorderly. This was our experience for many years before the renovation of Stonebow House.

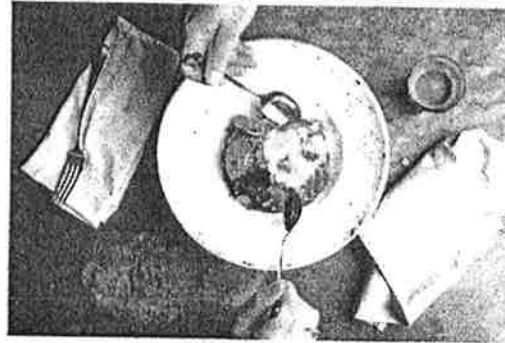
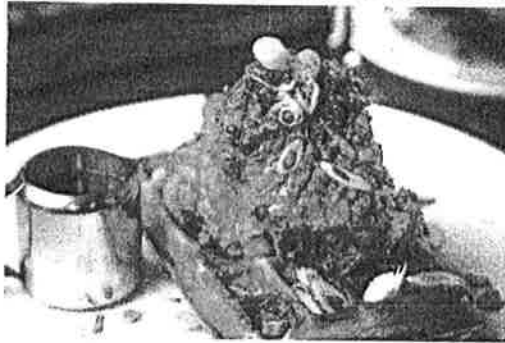
Finally, I am concerned that any licence granted for this premises will outlive Try Market Halls occupancy of the building and will be open to abuse by subsequent leaseholders. Stonebow House would likely become the largest, loudest and rowdiest drinking venue inside the city walls. Please do not allow this to happen.

Many thanks in advance for your consideration of local resident concerns,

Encl.

Try Market Hall Brunch promotion: Bloody Mary Sharing Kit including 7 double vodkas. The boozy start to the weekend..

BOOK A TABLE



Every Saturday and Sunday from 10am-3pm, we're putting on Fulham's ultimate brunch. Whether you're craving fried chicken waffles or the classic avocado and smoked salmon on sourdough, we've got you covered with delicious brunch options from five of our kitchens, including award-winning coffee and hot drinks from Press Coffee.

Our bar is serving up a brunch cocktail menu, including our big Bloody Mary Sharing 'Tool Box' for 3-4 people - basically, we give you all the good stuff and you make your favourite drink. Perfect for groups, this is the boozy start to your weekend that you need.

As always at Market Hall, everyone's welcome! Bring the whole family or all your mates. We have tables available for walk-ins or you can [book here](#) for groups of 10 or more.

It's going to be egg-celent. See you there.

BOOK A TABLE



BRUNCH

PINK FULHAM SPRITZ
- £8.5

Gin - Pink Fizz - Agave

BLOODY MARY
- £8.5

Gin - London Vodka Signature Fulham bloody mary mix - Tomato juice - Tabasco - Pickle juice - Worcestershire sauce - Beetroot Lemon - Salt & pepper Celery salt - Garnish

FRENCH 75
- £8.5

Gin - Fizz - Lemon

MAKE YOUR OWN BLOODY MARY KIT
- £45 (SERVES 4-6 PEOPLE X7 DOUBLE SHOTS)

Kit Our London Vodka Signature Fulham bloody mary mix - Tomato juice - Tabasco - Pickle juice - Worcestershire sauce - Beetroot Lemon - Salt & pepper Celery salt - Garnish

BREAKFAST MARTINI
- £8.5

Vodka - Apricot - Orange Juice

PINK FIZZ ALSO AVAILABLE BY THE BOTTLE OR THE GLASS
- £6 / £30

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

Adwark,
YORK,
YO1 7BU

6th November 2018

Dear Sir,

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

As a York resident living nearby Stonebow House, I object to this application on the following grounds:

1. Public Nuisance:

Prior to the redevelopment of Stonebow House, Licenced Premises in the building resulted in disturbance through loud music; alcohol-related incidents such as noisy groups congregating late at night, vomiting in the street, damage to parked cars. However, these venues were smaller than what is being proposed now and confined to the basement.

Try Markets are applying to sell alcohol from a ground floor bar from 10:30am until 11pm, midnight, or 1:30 am, depending on the day of the week and time of year. They wish to create a venue for up to 600 people.

Furthermore they have made it clear, through statements at public meetings, that they would welcome groups in to drink only. (ie; Although the venue is supposed to be a Food Court as well as a Licensed Premise, there would be no requirement for customers to buy food with their drink.)

Their emphasis on 'welcoming groups in to drink' would indicate that their target audience includes Hen and Stag Parties, and the like. York already suffers from excesses committed by such groups and a further 600 place venue will only exacerbate the problem.

All these issues lead me to conclude that this Application, if approved, would increase the public nuisance in an area of the City that has a substantial residential population.

2. Prevention of Crime and Disorder:

In terms of '**Prevention of Crime**', in it's previous configuration Stonebow was known as a centre for drug dealing and with the larger numbers proposed in this Application the problem is almost certain to increase.

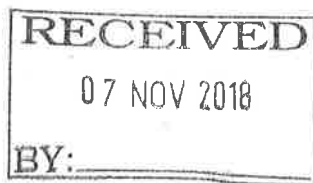
Also, the '**Disorder**' outlined above is likely to result in more calls to the Police – at a time when police resources are already under increasing pressure owing to reductions in numbers.

I trust that for the reasons outlined above, this Application will be refused.

Thank you,

Date 28th Oct 2018

address "....."



Back Lane.
 Easingwold

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

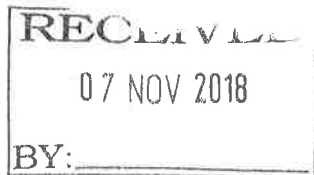
The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28/10/2018

Page 136

21



address ALMSFORD DRIVE
ACOMS
York YO26 5NS

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

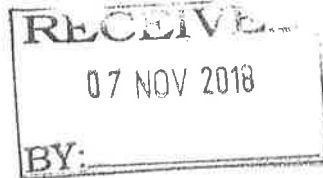
Yours faithfully

Date 28/10/18

Page 137

address ...

ALMSFORD DRIVE (22)



YORK, YO26 5NS

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

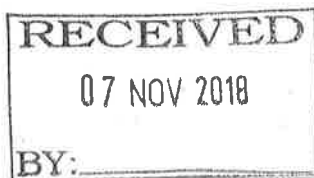
The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully



Wetherby Road
Rufforth
York
YO23 3QB

2 November 2018

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

Dear Sir,

**Premises Licence Application Section 17 Licencing Act 2003 : Try Market Halls
at Stonebow House, York**

I wish to object to the above application on the following grounds.

The proposal would seem to indicate a nightclub is the prime objective of Try Market Halls yet that company's name would indicate they are a market trader, and their website would indicate that other proposals in the UK are for a form of restaurant outlets only. They do not appear to have experience of nightclub operations.

At one time in the past a nightclub existed on the site which regularly caused mayhem outside with noisy and unruly behaviour and damage to cars parked in St. Saviourgate. There are enough problems in York already with noise and trouble into the early hours, but to add another source seems to be ludicrous. York has a reputation for stag and hen nights and general alcohol fuelled bad behaviour which includes fights and urinating in public.

If this licence gets approved it will mean further provision of police patrols every night of the week, and probably during the day on race days as Try Halls is promoting lunchtime drinking.

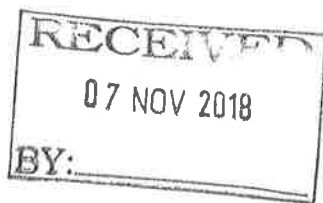
The health and safety of local residents must also be taken into account as Stonebow House has a number of flats above the ground and basement levels where the licence applies to. The residents will be subject to noise from inside the building and also from outside due to drunkenness. Also to be seriously considered are the residents of the almshouses immediately adjacent to Stonebow House who will bear the brunt of noise and unsociable behaviour. These people are already vulnerable without the Council making their position worse by allowing a situation to arise where they are deprived of sleep, and their right for a peaceful home disregarded.

There would also seem to be potential problems with public safety. As far as I am aware there is no delivery bay so all provisions would seem to go in via the fire doors

which open onto St. Saviourgate. This would cause problems for pedestrians, and for the taxi rank which will get blocked by large delivery lorries. What will be the procedures for storage and removal of food waste and other rubbish?

In The Press of May 9 is an article on the refusal by City of York Council of the proposed conversion of a gents toilet in Union Street Car Park to a café. The reasons for refusal are quoted as 'the plan would result in harm to the vitality and viability of existing nearby businesses, and that the development had the potential to increase antisocial behaviour and vandalism in the area' This would appear to apply in spades to the Stonebow application and it should therefore be refused on similar grounds.

Yours faithfully,



Pear Tree Court,
York
YO1 7DF

(24)

5.11.18.

Re: Stonebow House Application by Try Market Halls
for New Premises Licence.

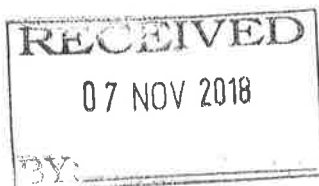
Dear Sir,

I am writing to object to Try Market Halls' application to develop the ground and lower ground floors of Stonebow House into a bar and food outlet catering for 600 people.

The terms of reference, which mention a stage and an area where 'parties' can drink without buying food make it clear that the venue will actually be a night club. The potential for public nuisance with this venture is enormous. When the same building was used in the past to house smaller venues, the result was loud noise late at night, spilt alcohol and urinating and vomiting in nearby streets. With opening times extended to 1.30 a.m. the resulting

problems are likely to be much worse. In addition, violent altercations and damage to property are inevitable, given the behaviour which occurred before the property was re-developed. Drug use and drug dealing is another unwanted by-product of opening such a venue: and its position close to residential property in St. Saviourgate and Hurgate makes it particularly inappropriate.

Yours faithfully



Wetherby Road
Rufforth
York
YO23 3QB

2 November 2018

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

Dear Sir,

Premises Licence Application Section 17 Licencing Act 2003 : Try Market Halls at Stonebow House, York

I wish to object to the above application on the following grounds.

The proposal would seem to indicate a nightclub is the prime objective of Try Market Halls yet that company's name would indicate they are a market trader, and their website would indicate that other proposals in the UK are for a form of restaurant outlets only. They do not appear to have experience of nightclub operations.

At one time in the past a nightclub existed on the site which regularly caused mayhem outside with noisy and unruly behaviour and damage to cars parked in St. Saviourgate. There are enough problems in York already with noise and trouble into the early hours, but to add another source seems to be ludicrous. York has a reputation for stag and hen nights and general alcohol fuelled bad behaviour which includes fights and urinating in public.

If this licence gets approved it will mean further provision of police patrols every night of the week, and probably during the day on race days as Try Halls is promoting lunchtime drinking.

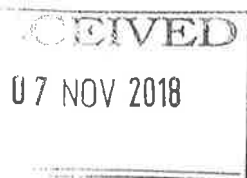
The health and safety of local residents must also be taken into account as Stonebow House has a number of flats above the ground and basement levels where the licence applies to. The residents will be subject to noise from inside the building and also from outside due to drunkenness. Also to be seriously considered are the residents of the almshouses immediately adjacent to Stonebow House who will bear the brunt of noise and unsociable behaviour. These people are already vulnerable without the Council making their position worse by allowing a situation to arise where they are deprived of sleep, and their right for a peaceful home disregarded.

There would also seem to be potential problems with public safety. As far as I am aware there is no delivery bay so all provisions would seem to go in via the fire doors

which open onto St. Saviourgate. This would cause problems for pedestrians, and for the taxi rank which will get blocked by large delivery lorries. What will be the procedures for storage and removal of food waste and other rubbish?

In The Press of May 9 is an article on the refusal by City of York Council of the proposed conversion of a gents toilet in Union Street Car Park to a café. The reasons for refusal are quoted as 'the plan would result in harm to the vitality and viability of existing nearby businesses, and that the development had the potential to increase antisocial behaviour and vandalism in the area' This would appear to apply in spades to the Stonebow application and it should therefore be refused on similar grounds.

Yours faithfully,



Spen Lane
York YO1 7BS

5 November 2018

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

Dear Sir/Madam,

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

As a local resident, I object to the licence on the grounds below:

Public nuisance

The large scale of the proposed venue (bigger than anything previously in the area) and the prospect of long drinking hours that can extend up to 11.00 pm, midnight or 1.30 am will lead to increased noise and other alcohol-related public nuisance in a residential neighbourhood.

Prevention of crime and disorder

The expanded scale and period of drinking will also increase the risks of alcohol-related crime and disorder.

Yours faithfully,

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

, St Saviourgate
YORK
YO1 8NN
11th November 2018

To whom it might concern.

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

As residents living close to Stonebow, **we formally object to the proposed Licence on the following grounds:**

1. Public Nuisance

In the past licensed premises at the Stonebow venue resulted in loud music (which in spite of repeated complaints was never satisfactorily controlled), alcohol related incidents nearby, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size than the present proposal and in the basement only, while the current application covers most of the ground floor and basement for up to 600 people. Permitted hours are proposed to extend up to 11 pm, midnight of 01:30 pm depending on the day and time of year. This will considerably exacerbate the public nuisance which will be much greater than before.

2. Prevention of Crime and Disorder

In addition, the area was reported to be a centre for drug dealing and larger numbers would be expected to lead to even greater risks of this problem. With police numbers having been reduced in recent years, the police will be unlikely to cope with this problem on a routine basis.

We regard this as a serious threat to the quality of domestic life in this historic neighbourhood.

We look forward to hearing from you, and clearly wish this to be treated as a serious formal objection.

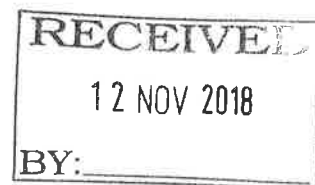
Yours faithfully,

Date 28 October 2018

address ~~Sutton Chase~~

Shipton-by-Bearingbrough

OBJECTION



Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

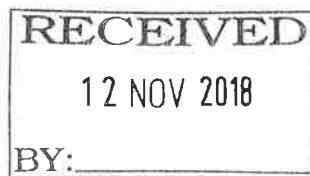
Date

address Saxson CloseShipton by Beningbrough YO3 1DF

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS



Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28-10-18

address ...

Eunaptherpe Rd

(30)

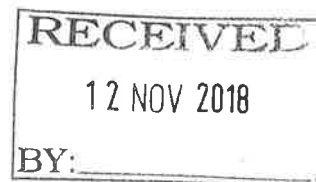
YORK, YO23 1JS

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir



SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date

28/10/18

address

Asnulle Street

Y031 8124

Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

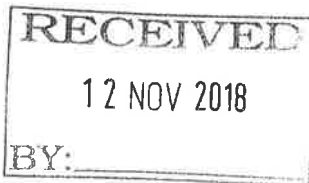
Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

OBJECTION



Date

28/10/18

Page 150

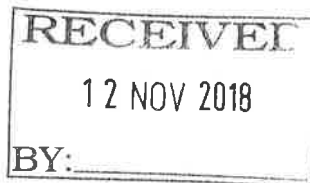
address

Ashville Street

(32)

YO31 8RY

OBJECTION



Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date

28/10/18

address

FOURTH AVENUE

YORK YO1 0ST

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

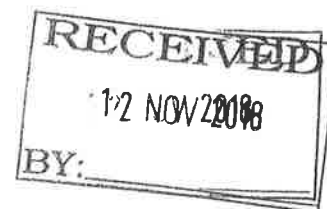
Date 1 November 2018

address STIRLING GROVE

(34)

YORK YO10 4HT

OBJECTION



Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 22/06/2018

address Stirling Grove

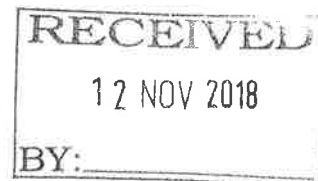
YORK YO10 4HT

Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

OBJECTION



SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

As a resident of York I object to the above on the following grounds

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28/10/2018

Page 154

address

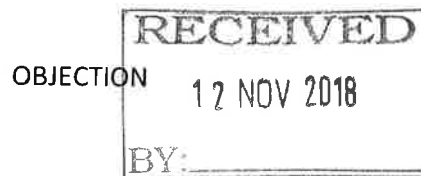
Newland Park
Drive, York
YO10, 3HP

36

Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir



SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28/10/2018

Page 155

address

The Link

37

Fulford

OBJECTION



Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28/10/18

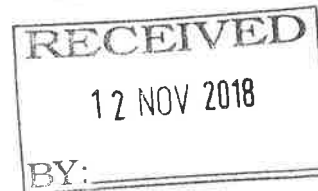
Page 156

address

The Link

38

Fulford, York



Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date

28/10/18

address

Ambrase Street

YO10 4DT



Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

address

Delemerc close

W. ginton

RECEIVED
17 NOV 2018
BY: _____

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 28.10.2018

address

Delamere Close

(41)

Wigginton

17 NOV 2018

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the basement area, as well as the ground floor foodhall. This venue is huge and will be able to hold hundreds of people.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload all goods onto the pavement by parking in the taxi rank. Goods then need to be transported to doors over the pavement. This situation has the potential to disrupt the progress of pedestrians and cause difficulties for those using walking aids or mobility scooters. Dozens of school parties use this pavement, clear access to the DIG will be lost. Children may be obliged to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover both the ground floor and the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially the residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to purchase if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow during the day or in the evenings. People waiting at the bus stops on Stonebow may also feel vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 - 800 +. The police do not have the capacity to deal with these numbers.

Yours faithfully

42

The Paddock
Broughbridge Road
York
YO26 6AW
8/11/2018



Dear Sir

I am writing in regard of the proposed development of Stonebow House as another drinking venue. We have more than enough of these already. Many York citizens already avoid the town from Friday onwards as there are numerous drunken hen parties etc. cluttering the streets as they stumble about. I fear we are giving out the wrong message about our beautiful historic city. The police and hospitals work overtime dealing with all this, taking valuable man power away from genuine cases. I have several friends who moved to live in the city and are already tired of cleaning up debris and vomit from the front of their houses, so feel I must support them in their stand against this new development.

Would you like this on your doorstep? I think not.

Yours faithfully

Cockerill, Janice

From:
Sent: 09 November 2018 16:34
To: licensing@york.gov.uk
Subject: Stonebow

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

I would like to register our objection on behalf of the older people of York to the possible licensing of Stonebow House to be a night club. This building is very close to the almshouses on St Saviourgate, and other residential properties.

A nightclub venue within such close proximity to the homes of the elderly and frail is extremely worrying especially with regard to the possibility of crime and disorder, noise nuisance, littering and the protection of vulnerable residents.

Here at Age UK York we work with many older people throughout the year and we are often asked to help to support older residents with noise and neighbour nuisance problems. These issues can have a far greater negative impact on the wellbeing of an older isolated person whose health can be seriously affected by worries over fear of crime.

Please consider carefully before making the decision to make yet another night spot in York, which will not benefit the local residents in Guildhall.

Thank you

Chief Officer
Age UK York, Norman Collinson House, 70 Walmgate, York, YO1 9TL
Tel: 01904 627995 | www.ageuk.org.uk/york |

Follow us on Twitter

<https://twitter.com/AgeUKYork>

Follow us On Facebook

<https://www.facebook.com/AgeUKYork/>

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

Stonebow House,
The Stonebow,
YORK
YO1 7NP

12 November 2018

Dear Sirs,

Licence application – CYC 062590

Applicant – Try Market Halls Limited

Premises address – Ground and Basement, Stonebow House, The Stonebow, YORK YO1 7NP

We are the owners and occupiers of an apartment in Stonebow House and are writing to object to the above licence application.

We feel that the excellent redevelopment of Stonebow House into 17 luxury apartments and two commercial areas will be detrimentally affected if this licence application is approved. The area has improved immeasurably since Stonebow House and the businesses in it closed a few years ago. If this application is approved then the problems of noise, drunks, cooking smells, litter etc. will return to blight the area once more.

We have no objection to the area being turned into a restaurant(s) serving food and drink provided that the hours of opening are reasonable and the control of cooking smells, deliveries etc. are managed responsibly. As the application stands at the moment this is unlikely to be the case.

We understand that the applicant plans to turn the space into a food, drink and live entertainment venue with a capacity of over 600 people. Making it potentially the largest drinking venue in York and a likely place for stag and hen parties to go to. There will be over ten food outlets with alcohol being served from a large central bar. They are applying to have live music from 0700 hours and alcohol available from 1030 hrs. Closing hours vary by day of the week and time of year between 2300 hrs and 0200 hours. There will be an area on Whip-ma-whop-ma-gate for external eating/drinking and smoking.

Public nuisance – we know from experience over the summer that noise carries a long way and that our sleep was disturbed by 20/30 people drinking and watching the world cup outside The Terrace on corner of Fossgate and The Stonebow.

There will be a similar level of noise generated by those using the external area potentially every day up to, and probably after, closing time which could be as late as 0200 hrs. If you multiply this by a factor of up to 30 when 600 people leave the inside of the premises sometime at/after closing time then the noise level in the area will be unacceptable and of considerable public nuisance.

The main walls of the building are single breeze block thick or glass so noise will permeate through and be a constant presence in the surrounding streets.

We understand that Try Market Halls intend to attract drinkers, rather than those looking to have a drink with their meal, as the lower ground floor (basement) will have no seating. This will inevitably mean that many of the 600 leaving in the middle of the night will be inebriated thereby exacerbating the noise and mess (litter, vomit etc.) and increasing the likelihood of drunken violence and public brawling necessitating a police presence.

The hours of the licence application, 0700 to 0200 hours, means that much work will be done during the night – cleaning, food and drink deliveries, food preparation, bar restocking, glass crushing etc. – creating unacceptable noise and disturbance even outside licence operating hours.

We understand that each of the 10+ food outlets will be free to use their own suppliers and to use the catering facilities to prepare food for other outlets. This will greatly increase the number of vehicles delivering to and collecting from the premises. These vehicles will apparently be using the taxi rank bay in St Saviourgate which is quite often full and will have a severe and adverse impact on traffic flow causing additional problems in a narrow one way street and limiting access to the car parks, offices, churches and visitor attraction on St Saviourgate.

Health and safety – the kitchen extractors will vent onto Stonebow at ground floor level creating smell, noise and draughts at street level close to a number of bus stops where there are frequently long queues of people, and seats for people to rest. Apart from this being a public nuisance there are potential health and safety issues. Catering and cooking can produce significant amounts of fumes and vapours, as well as large amounts of heat which will be discharged at low level into a busy area. The fact that there will be a variety of catering provided means that the smells could be quite unpleasant.

Fumes from vehicles making deliveries in St Saviourgate will have an adverse impact on the health of pedestrians walking there. Delivery vehicles potentially parking on the pavements to allow other vehicles to get past could further endanger pedestrians, as they may have to walk on the road instead of the pavement and be at risk of being hit by passing vehicles. This is a particular concern for children, groups of whom regularly walk to the DIG attraction in St Saviourgate.

An article in the York Press on 21 October describes the plans by Try Market Halls as 'transforming the area into a family friendly development' and 'an affordable trading space for local up and coming new chefs and restaurateurs to showcase their talents'. Based on the plans and licence application I can't imagine any family or up and coming chef going anywhere near the place. It will become a drinking venue for groups and parties with a variety of fast food available.

We object to this application as it stands and ask you to reject it.

Yours faithfully

BY HAND

St Saviourgate
York
YO1 8NN

To: City of York Council Licensing Services
Hazel Court Eco Dept.
James St.
York
YO10 3DS

12th November 2018

Dear Sir/Madam,

Re: Try Market Halls York Ltd. Application for New Premises licence for Stonebow House YO1 7NP

Section 17, Licensing Act 2003

As residents living nearby, we object to the above licence application on the following grounds:

1. Public Nuisance

We are concerned that the above application to play live music and serve alcohol until 11pm, midnight, or 1.30am (depending on the day of the week/time of the year) will have a detrimental effect on the amenity of this residential street, including the new residential flats above Stonebow House and of course the elderly residents of the alms houses at Lady Hewley's Cottages, which is sheltered accommodation immediately adjacent to the proposed licensed premises .

There are several families living in St Saviourgate and Lady Hewley's Cottages who suffered noise, and endured the public nuisance and disorderly conduct when there was a nightclub in the same premises previously; and there was a constant flow of taxis speeding down the street until the early hours picking up customers from these premises and disturbing our sleep. The old nightclub was smaller than this new venue and was in the basement only; the current application covers most of the ground floor as well as the basement and caters for up to 600 people, so clearly the Public Nuisance problem will be greater than before.

This neighbourhood has had a peaceful few months after the closure of the previous night-club, while Stonebow House was being redeveloped, and the new apartments built above the proposed licensed premises were sold with the promise of a nice restaurant or gymnasium being considered at street level, so I'm sure those

residents will not be delighted to find 10+ fast food outlets, live music and late night alcohol on the ground floor of their new homes instead!

We all know what to expect in reality if this application is permitted – we have been through it all before. The loud music in the past, in spite of repeated complaints was never controlled, and unless there are strictly enforceable rules regarding soundproofing, and some means of protecting the many residents from noise, drunk and disorderly behaviour and public nuisance of customers using this venue all the disgusting alcohol-fuelled behaviour will start up again - such as urinating in our doorways, damaging parked cars in the street, drunks shouting at the top of their voices at 2am, leaving fast-food wrappers, bottles, glasses and cans on our windowsills and vomiting on the footpaths.

2. Prevention of Crime and Disorder

In addition to the littering and disorder outlined above, the Stonebow House end of St Saviourgate has had a serious problem with drug addicts and drug dealing until very recently. The larger numbers attracted to the proposed new premises (and Try Market Halls are specifically targeting large groups such as stag and hen parties) would increase the risk of a repetition of this (discarded used needles found in the street were particularly worrying) and the police may not be able to cope this time round as their numbers have been reduced.

Planning permission for the redevelopment of Stonebow House must have had regulations imposed regarding noise limitation, soundproofing, and glass-bottle recycling time-restrictions, so we would want to see these conditions rigorously enforced before any licence application is approved. At present the ground floor and basement have had no sound-proofing and the external walls are just one breeze block thick. The venue should have no entrance or exit (other than an emergency exit) onto St Saviourgate to discourage revellers from using the residential street.

St Saviourgate is an 'access only' street but this is never enforced and if this venue goes ahead there will once more be food and drink delivery lorries (sometimes articulated lorries) and huge coaches carrying live bands and their equipment trundling down this ancient street of listed Georgian buildings damaging the buildings, the parked cars and the footpaths and kerbs and getting stuck in St Saviour's Place because they are too big to turn into the street. I have seen this happen often and have photographed them. This time there will be 10 or more different operators all using their own suppliers – the effect of such traffic on this street will be appalling. All deliveries in large vehicles must be made via The Stonebow. The council should enforce the traffic restrictions on St Saviourgate.

This is now a predominantly residential area with residential flats in Biba House apartment complex (formerly Hilary House), Hungate and Stonebow House as well as houses on St Saviourgate, and Lady Hewley's Cottages and we all pay our Council Taxes – do these licensed premises pay anything towards the cost of cleaning up the mess or damage caused by their customers to the surrounding neighbourhood?

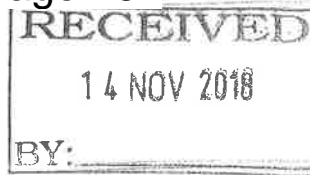
These premises should not be considered as a suitable area for early morning and late night music and alcohol provision.

In fact York as a city does not need another large drinking venue (and this one would potentially become one of the largest – a magnet for all the stag and hen parties and race-goers in town). Just look at all the trouble already caused by drunken revellers at York Railway Station catching the Middlesbrough train on a Saturday night, or race-goers after drinking all day.

As a Council responsible for preserving this ancient and historic city you should therefore refuse this application for a late-night alcohol and music licence. As you are aware, the licence is attached to the premises and not the operator, so for all Try Market Hall's promises of being 'family-friendly' they could easily sell out to a nightclub or pub chain at a moment's notice with no consideration for the people living here.

Yours sincerely,

St Saviourgate
York
YO1 8NN



10th November 2018

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

Dear Sir/Madam,

I am writing about the above application. I object because I believe that it will be seriously detrimental to the residential area in which I live and to the wider interests of York as a beautiful and dynamic city.

In previous years the clubs and bars and live music have caused continual nuisance in terms of

1. noise - from loud music and drunken street fights as crowds disperse. These sounds echo between the buildings and, as many of the houses are listed with single glazing, the noise penetrates the buildings and disrupts sleep.
2. vandalism - damage to parked cars and windows and toileting in the street.
3. drug dealing - occurring openly in the street
4. large numbers of taxis speeding along the road all through the night to pick up drunken partygoers coming out of the stonebow building and queuing taxis all up along the street with their engines running (spewing out fumes and making windows on the residential properties rattle)

In short, with the exception of the drug dealing, these problems have MASSIVELY improved since Fibbers and Duchesse and the other bars in the building were closed. To grant this licence would be massively retrograde. Furthermore, it is apparent that there is not sufficient policing to deal with these problems. In addition, as I understand it, the licence application is for 600 to (potentially) 1000 people to be drinking until 11pm, midnight or 1.30 am. This is many more people than ever exited the premises' previous venues. Unfortunately the licence, once granted, belongs to the building so the reassurances of the current developers about the style of venue they hope to run are irrelevant.

Above all though, it is hard to see how the interests of York as a whole, not just our area, could possibly be served by such a huge and late night drinking venue. It is already a city where families choose not to overnight because of the drunk and disorderly nature of the streets particularly at weekends.

Therefore this is an rare opportunity for the city and the licensing authorities to stand up for a better, less drunken, less violent city by saying NO to this extensive licence and drastically limiting numbers, insisting on seated drinking only and having a closing time of 11 pm every night.

Yours faithfully,

THE RESIDENTS ASSOCIATION
ST SAVIOURGATE

Licensing Services
City of York Council,
Hazel Court Eco Depot,
James St,
York
YO103DS



13 November 2018

Dear Sir/Madam,

The residents of St Saviourgate object to the proposed Stonebow House premises licence submitted by Try Market Halls.

We support the licensing objectives and believe that this large capacity venue will be detrimental to these objectives as follows:

Prevention of Crime and disorder

The venue operating plan and layout as proposed will be an inducement towards excessive alcohol consumption: we expect the site operations, contrary to the applicant's claims, to be mainly alcohol-led since the applicant's website offers breakfast cocktails of 7 double vodkas from 10am to "get the weekend off to a boozy start".

Local residents know Stonebow House as infamous for late night drinking, loud music and social disruption: complaints to police and environmental protection go back many years. These complaints relate to anti social behaviour as crowds disperse, urinating and vomiting in the street, mayhem at the taxi rank and open drug dealing on the pavements and the steps of the Central Methodist Church, often in broad day light. These are pre-existing problems that will only get worse with a licensed venue of this size with residential apartments above, families with young children and vulnerable, elderly residents living a stone's throw away in Lady Hewley's Cottages.

Prevention of Public Nuisance

Noise and associated vibration from the building have been a major, well documented cause of nuisance in the past. The ground floor and basement walls are made of concrete, breeze block and glass and it is clear to see that no sound proofing has been installed. Previous attempts to soundproof (e.g. Nevermind) have been unsuccessful. This is a problem for local residents, many of whom live in the listed buildings on St Saviourgate with single glazed windows that let street noise in. Lady Hewleys Cottages recently attempted to mitigate this with secondary glazing with only limited success. Sleep is regularly disrupted at closing time as drunken revellers make their way down the narrow street, shouting, fighting, ringing doorbells, urinating against buildings and discarding half eaten take aways along the street.

It is proposed that customers will be directed to the smoking area at the main entrance to the venue on Whip-ma-whop-ma-gate. This is likely to cause problems as not only is this the main entrance to the venue but also the outside seating area. The area is not large enough to accommodate all these groups, who will migrate onto the pavement and obstruct access to St Saviourgate, forcing residents to walk on the road to reach their homes. The pavement is already regularly blocked by groups of people queueing for taxis and the problem will be further exacerbated by smokers from the venue.

We anticipate increased litter from cigarette ends, bottles, glasses and take-away containers. The representatives of Try Market Halls told residents during a consultation meeting that they will not take responsibility for the predictable morning after detritus strewn along St Saviourgate beyond Stonebow House: that being the council's responsibility. The Stonebow House end of the street is already looking a mess as the owners of the building have failed to look after the ground and lower ground floors, which at the time of writing are in a disgraceful state with empty bottles, cans, cigarette ends and empty food containers littering the surrounding area.

Increased traffic along St Saviourgate can be expected as each of the 9+ operators will be free to choose their own suppliers. The absence of a loading bay will cause a public nuisance as delivery lorries park in the taxi-rank bay or pull up onto the pavement. This is already an issue for residents (see attached photo) and will only get worse with increased deliveries. The use of the taxi rank bays for unloading will also have a knock-on effect for the taxis, who will be forced to wait in the residents parking bays (usually with their engines running).

Directing customers away from noise sensitive areas at closing time is not a realistic objective as the St Saviourgate taxi rank will be the obvious destination for departing customers.

Public Safety

A concentration of drinkers congregating at the end of the street will be intimidating to vulnerable, young and elderly neighbours. Lady Hewley's Cottages have been forced to install gates to their entrance path to deter drug takers and people sleeping in their doorways.

Residents on St Saviourgate have come to accept that their vehicles will be damaged by drunks leaving Stonebow House and that they put themselves at risk if they were to confront these people.

One of the planning conditions on the Stonebow House redevelopment was that there would be no storage of waste outside the building because of the risk of attracting vermin. The applicant does not appear to intend to adhere to this condition.

With such a large venue and high turnover of supplies, the increased traffic on St Saviourgate will be a risk to pedestrians. Combined with the blocking of pavements by delivery lorries, smokers and people queuing for taxis the main route for residents to the town centre will be less safe. In particular, the provisions for wheelchairs and buggies are not sufficient at the taxi rank crossing and the junction with St Saviours Place is unsuitable for large vehicles (which regularly damage the protruding buildings at first floor).

Saturation and Cumulative Impact

Whip-ma-whop-ma-gate falls within the CIZ, an area already recognised as under stress from the density of drinking establishments. The main entrance to the venue is on Whip-ma-whop-ma-gate, which is both the smoking area and outside seating area and is also directly next to the taxi rank. It is entirely predictable that this area will become congested and create a further stress point in the CIZ.

In the licensing application, Try Market Halls describe a lot of activity that does not require an alcohol licence. We don't believe they will stick to those activities based on their other venues and that, even though they are irrelevant to an alcohol licence application, they are included as a distraction that would not be binding on them in any case.

The conditions contained in the Operational Management Strategy should be included explicitly as conditions of any licence granted. Furthermore, since the premises licence will remain in force beyond Try Market Halls occupancy of the building, we must be clear that Stonebow House could become the biggest nightclub in York without the need for consultation of licence variation. This is why this application should be rejected outright.

Yours faithfully,

Residents Association St Saviourgate

The Residents Association St Saviourgate

Photo 1.

Lorry unloading on the pavement, blocking access for wheelchair users and prams



Photos 2, 3 & 4

Taxi Rank Day and Night Time Overspill along St Saviourgate, blocking resident access





ST SAULOUR GATE
 Y/OIRK
 Y/OI & NN
 12-11-2018

DEAR SIR/MADAM

REFERENCE. TRY MARKET
 HALLS (TMH)

TMH have now re submitted a new application for re-development of the ground & lower ground floors of Stonebow House. I write on behalf of the residents Association St Saviourgate to again voice my concern about the scope of the planning application. Stonebow House is a large building in the centre of town, it has been well refurbished and I do understand that it must be put to a good use. However the licensing to consume large quantities of alcohol for an extensive length of time is not a good use. For the following: -

- a) There is a substantial population of rough sleepers frequenting the facilities for food showering and provision of clean clothing at the Methodist Chapel immediately to the North Side of Stonebow House. A concerted effort is made by

The rough sleepers are required by the police to disperse by 9am after they have had breakfast. No doubt they will be tempted to remain, the lure of day & night alcohol would be overwhelming.

Those of us ^{who} live and work in the area of St Saviourgate are appreciative of our good fortune.

This is a relatively calm area in the midst of turmoil. Hungate on the other side of the Stonebow building, is developing into a melée of city life. We walk our dogs around there twice a day. The transport system is working well however it takes up all of the available space ~~on~~ the road & the pavements. In my opinion there is no space for encouraging another stream of people full of drink to the area.

d When we stop & chat to those wonderful people who keep York clean they always speak of the uphill struggle to keep this area clean. There is a sea of takeaway containers, cigarette packets and rubbish. Most ~~an~~ ^{an} ^{no}isity ~~are~~ is the staining of the new pavement with food and drink residue. It is my understanding that each of the 10 operatives will be free to

use Stonebow house to prep food for there other businesses elsewhere in the City. This will result in all the deliveries, waste, and storage falling to this area. It is incalculable how much extra additional capacity will accrue to the building.

In conclusion what is most worrying to local people is the following.

- 1) TRY MICK HAUS (TMH) dresses this re-development up as a family friendly eating venue. When you read between the lines it is clear that alcohol served in large quantities at all hours of the day & night is the main criteria
- 2) The licence will be attached to the building therefore if T.M.H should fall on hard times, the use of the building will descend to the lowest common denominator.
- 3) Attracting 600 drinkers to an area without adequate outside area is dangerous and an invitation to crime disorder & public nuisance
- 4) Something truly beneficial could be achieved by the regulation of this licence. I don't expect

the Police and social workers to care for and rehabilitate these citizens of York. The root of their illness is an addiction to Drugs & Alcohol. Already an established Trade flourishes near the taxi rank. Dealers must be rubbing their hands with glee at the prospect of consolidation.

- b) Next door to Stonebow Lane a short way down St Saviourgate is a installation called the "The Dig" an educational & archaeological venue for children. Parties of thirty children arrive from 10am - 5pm seven days a week. Often a bus load will arrive and queue alongside the Stonebow building before entering the Dig. That would be thirty very young children & their adult minder exposed to up to several hundred, at the worst, drinkers milling around, smoking, carrying cut take aways of alcohol & food. A truly chaotic environment for these very young people.

- c) The waiting area surrounding the stonebow building would not be adequate to safely accommodate Taxi rank & queue for taxis, children queuing for the dig.

as much money would be made.
We could however have an
addition to the city of which
we would all be proud.

Thank you for your
attention

ST SAOUSSAFE.

This letter truly expresses my view, but I add
as having been involved with F.A. football, the club had
to pay to police the crowds - can we expect this.
For example Lincoln City football club would attract
800-1000 people & were charged by the Police to control the
crowds & no drink was allowed at the ground. We have
anticipated numbers similar to this with drink available
in a crowded area & feel it is too much.

Thanking you in anticipation



Apartment ~
Stonebow House
The Stonebow
York YO1 7NP

13 November 2018

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

Dear Sirs,

TMH Licensing application Stonebow House

I am writing in connection with the above application to say that we agree with the concerns expressed by the Residents' Association of St Saviourgate about the licensing of these premises.

We live above the proposed development and outside noise is already a problem in the area, both from the patrons of the taxi rank and the outside garden of The Terrace sports bar. We are concerned that the likely level of noise and disturbance will rise significantly with the proposed lengthy opening hours and almost certain bad behaviour associated with alcohol consumption. Deliveries (breweries and food) and frequent rubbish/bottle collections will add to the noise early in the morning. The level of soundproofing in the building concerns us, particularly as live music is part of the application which in any case will no doubt be heard through the open windows and doors of the business. We do not have airconditioning and I would be surprised if many of the surrounding residents do. Leaving our windows open in the warm weather is something we can hardly avoid.

The area is almost wholly residential and the licensing hours, we feel, are too long. Noise from The Terrace can sometimes be heard up to midnight and the additional customers queueing for taxis will see the noise rising to even higher level than at present. We also expect that fire officers will be giving an opinion on potential risks from the kitchen/ventilation which is another concern.

We are concerned that, once licensed, another operator will take over who may not adhere to the high standards claimed by TMH. Could it become a casino or night club without further permission?

We chose to live in the city and didn't make the move with our eyes closed. We regularly see rough sleepers and drug addicts injecting in the area and also expected noise associated with the city centre but we're concerned that this will increase it to a potentially unacceptable level.

Yours faithfully,



c/o York Council
West Offices
Station Rise
York YO1 6GA

Licensing Services
Hazel Court Eco Depot
York
YO10 3DS

9th November 2018

Dear Licensing Services,

We represent the Guildhall Planning Panel, which is convened to review planning and listed build applications in Guildhall ward. The impact of licensing applications on the quality of life in Guildhall Ward is something of concern to us as a panel, sitting as it does alongside the planning process: we have determined that we should make representation accordingly.

We object to the application made 18/10/2018 by Try Market Hall York Ltd for a premises licence at Stonebow House reference CYC 062590.

Stonebow House is within the Cumulative Impact Zone and bounded by Whip-Ma-Whop-Ma-Gate, St. Saviourgate, Hungate and The Stonebow. Guildhall has seen a massive increase in the number of premises converted to drinking establishments from other uses in recent years, and the cumulative effect is having a marked impact on the levels of crime, disorder and public nuisance. This is a planning as well as a licensing issue, and the two need to be seen as parts of the same and not independently as this can lead to inconsistency in application of policy. There is a problem of alcohol fuelled late nights in popular cities like York and the risk is simple: York is the second most visited city in England after London and if it becomes too 'rowdy' people, especially families and foreign tourists - who spend more than most - will increasingly stay away. If alcohol based tourism, as we can rightly call it, were to be encouraged, it would add to the risk of the city becoming an increasingly unpleasant destination for the above-mentioned tourist types, not just residents.

The redevelopment of Stonebow House was presented very differently in its planning application and aspirations for its use did not include a large mega-bar, as is the risk with this application. The building has had a history of causing nuisance behaviour, is a detractor in the conservation area and this application will do nothing to improve that.

The concentration of late night drinking establishments in the area is above a prudent level, and this very large premises will impose a great burden on the local residents and spoil the quality of life in the area. There is a likelihood that it will increase antisocial behaviour, problem drinking and give cause for concerns over the residents' safety.

We note that the application would require planning consent to implement some of the features in the operational plan, which we would object to, especially the treatment of the Whip-Ma-Whop-Ma-Gate tree that was saved from unnecessary felling recently and the proposed routes of exit on to St. Saviourgate. We are disappointed to note that further development is taking place at the property without planning consent (most recently the installation of potentially noisy air handling equipment adjacent to Lady Hewley's Cottages),

which shows the site's disregard for regulations and is an indicator of likely problems to come with enforcement. The attractive brochure submissions during the planning process showing the soft landscaping of the property and how it would add to the local amenity have not been delivered. We therefore do not trust the venue to follow through on the community elements of the plan.

The venue will attract groups of hens and stags. This is contrary to the model adopted for the invigoration of the Fossgate area, which apart from one or two exceptions, is characterized by small independent outlets. It is not intended to be a drinking destination.

Please reject the application as contrary to both planning policy and the licensing objectives.

If you chose to approve the application, we request the following conditions to address the licensing objectives. In order to prevent crime and disorder and protect residents' quality of life and safety:

1. The granting of a licence shall not imply consent by the council to changes to planning conditions and it is a condition of the licence that the venue must abide by planning regulations.
2. An upper limit on the number of customers will be enforced, commensurate with a restaurant business with no stand-up drinking. Alcohol is to be served at the table with a meal.
3. Seating will be fixed so that it cannot be removed to cram more people in.
4. The venue will maintain restaurant operating hours with the bar closing at 11pm and the restaurant at 11.30.
5. The outside seating area is to be managed and maintained consistent with the planning conditions (no changes to the tree protection) and closed at 9pm.
6. Compliance with the storage and disposal of waste conditions in the planning approval, as well as the delivery and traffic management conditions.

We would be grateful if you would keep us informed of progress of the application. We may wish to make representation in person at the licensing hearing.

Yours sincerely,

A handwritten signature in black ink that reads "Guildhall Planning Panel". The script is cursive and fluid, with the words connected together.

Guildhall Planning Panel



Biba House
St Saviours Place
York
YO1 7PJ
12th November 2018

Dear Sir/Madam,

Objection to Licensing application for Stonebow House by Try Market Halls York Limited

I am writing to register my concerns about the above application.

Stonebow House is almost entirely surrounded by residential properties. York City Council has recently encouraged the expansion of residential use by granting planning permissions for Hilary House (now Biba House) and for Stonebow House itself.

I do not object in principal to the provision of a music and dining venue. However, it is entirely irresponsible to encourage residential use and then make living conditions intolerable.

Taking the longer view, York is dependant upon tourism and upon the support of its citizens who live in, and maintain, its numerous beautiful Listed Buildings. If York becomes a hub for uncontrolled drinking, appealing to an extremely narrow demographic, then the tourists and the residents will go elsewhere, leaving a no-go area within the city centre.

It is therefore essential that Licences like this are granted in such a way as to balance the needs of the applicants and of their neighbours.

Conditions should be attached relating to:

1. Limited hours
2. No outdoor seating (the space in this case could not possibly meet demand)
3. Instead of outdoor seating, a number of these - <https://www.gleanair.com/en/products/room-solutions/outdoor-smoking-lounge>
4. A focus on family dining and family activities during the day/early evening
5. No service access from St Saviourgate or Whip-ma-whop-ma-gate
6. Sound-proofing
7. Proper stewarding provided by the venue
8. Clean-up to be funded by venue but controlled by Council to a rigorous standard

What is needed here is not the prohibition of entertainment, but constraints that will fit the entertainment to the immediate needs of the area and to the wider, and long term, interests of the City of York.

Intelligent architecture, and clear-sighted application of the licensing laws, are quite capable of providing such constraints.

I hope that the Licensing Authority will take heed of this and other objections.

Yours faithfully, _____

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

11 Nov. 2018



Lady Hewley Cottages

St Saviourgate

York YO1 8NW

The Licensing Officer

City of York Licensing

The Ecodepot

James Street

York

Dear Sir

Objection to Premises Licence Application by Try Market Halls for Stonebow House, York.

I begin my letter of objection with the following: Protocol 1 Article 1 of The Human Rights Act states that a person has the right to peaceful enjoyment of all their possessions including the home and other land. Article 8 states that a person has the substantive right to respect for private and family life. It is also stated that a person's human rights must be upheld by public bodies.

I live at Lady Hewley Cottages, which are situated directly behind Stonebow House, within 50 yards of the building. I am registered disabled, suffering with a medical condition which has no cure. Ehlers Danlos Syndrome is particularly distressing as the collagen in the body is too weak to support normal life. The symptoms are impossible to understand in a word or a sentence. The condition is made worse if I am caused stress. I have been advised by specialists to avoid situations which will exacerbate the problem. All noise, especially unexpectedly loud has the potential to cause me to have a heart attack or stroke.

I object to the application by Try Market Halls on a personal basis, as it will ruin my life being in such close proximity to a venue designed to entertain hundreds of people. The noise and nuisance which will be caused will have a detrimental impact on my life. It is all the more worrying now that I have been informed by my close neighbours that the music noise and vibrations from Stonebow House when previous clubs operated, caused the cottages to vibrate. Police were called on many occasions as the gardens and grounds were invaded by drunken people. I had hoped to live in this quiet street for the rest of my life in safety. This is a residential area which will become unsafe if the premises licence is granted.

Noise will be a nuisance during the day if the ground floor is used as a food hall. There are huge windows rather than walling and air conditioning units have been placed directly in line with the front of my cottage in Hungate for the Gym, which does not have planning permission for them. Admittedly this is a separate issue as far as York City Council is concerned, but it is one and the same for me as it is Stonebow House causing noise and disturbance either by Try Market Halls or by Motive8.

For me a mobility scooter is a necessity. I can only use the pavement near the taxi rank as the pavement in front of the Central Methodist Chapel is uneven and has a severe gradient. The delivery of goods is to be from lorries to doors across the pavement. This is a very unsatisfactory

method for delivering large quantities of alcohol, other drinks, food for the 10 plus outlets and cleaning and sanitary supplies for the toilets. The taxi rank is trying to run a business here and should not be expected to accommodate vehicles parking in their dedicated space.

The service counter on the plans, is in fact a bar which is a dominant feature and the premises licence application is to allow alcohol to be provided from 10.30am, which is exactly the time families will be attracted into the building. Child friendly promotion for families and advertising the availability of alcohol so early in the day are incompatible. The safety of children will be put at risk in this regard and the only method of entry to the food hall is through doors which are in the area nominated for smokers. Children need to be protected from harm, not exposed to it.

Drugs are a great cause for concern. Large numbers of people, especially the young will be vulnerable to gangs which no doubt will be drawn to a venue operating on such a large scale. There is no necessity for more club premises selling alcohol to be opened in an area which has more than enough to supply demand.

I understand that extended hours have already been applied for, for example, BST and New Year's Eve and Day but I know that trading hours are limited to 10pm and 11pm in residential areas.

All my comments, statements or objections in this letter have covered the criteria of Prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm. I therefore expect that these will give the decisions committee the ability to turn down this application for a premises licence.

Yours faithfully



13 Nov 2018

Lady Hewley Cottages

The Licensing Service Ecodepot York

St Saviourgate, York YO1 8NW

Dear Licensing Officer

Re: Premises Licence for Try Market Halls, (TMH) Stonebow House York : Objection

I object to the above. I live in Lady Hewley (LH) Cottages, within 50 yards of Hungate, the street that runs between the Lady Hewley property and Stonebow House. I have lived here for 3 years. The opening of a foodhall using the ground floor and basement will turn it into a noisy overpeopled area, as the licence applied for will allow alcohol to be consumed from the morning to midnight and variously into the early hours of the following day. Operating seven days a week, gives no respite to local residents.

The basement is to be used for music, live music, the performance of dance, films and anything of a similar nature. It will attract revellers causing public nuisance. The streets in the close vicinity, Shambles, Fossgate for instance, provide places to eat and much alcohol. More destinations for alcohol consumption are detrimental to our tiny city which is already saturated by drinking venues.

There is a necessity to protect children from harm. The venue is promoted as child friendly with entry to the foodhall by way of a dedicated smoking area and is not correct procedural planning. Neither is a service counter that is a bar for selling alcohol from 10.30am onwards when children are present. Smoking, alcohol and children should be kept entirely separate. Advertising material should not mix family friendly with all day drinking.

St Saviourgate is a busy street, the taxi rank is in constant use. How are the taxi drivers expected to conduct their business safely when the street is crowded by scores more people than have ever been witnessed, arriving or leaving Stonebow House? The likelihood of drunkenness has the potential for angry explosive behaviour and at the very least shouting and arguments which will be heard by residents in their homes nearby. Public nuisance will be a daily and nightly occurrence. There are problems now in St Saviourgate with the homeless. Because of this we (LH) have been provided with telephone numbers to request immediate help. One is the department that deals with drug users and the needles, blood and detritus they leave on our doorsteps and in our gardens. On some occasions drug users sitting in our doorways have refused to leave, arguing with the residents. A number of our residents have had to deal with this, and the police have had to be called.

The Stonebow House venue for dancing and drinking is the perfect draw for more drug activity by the sheer numbers able to be housed in this venue. Crime will inevitably be a factor. I do not want to be frightened living in my home, or walking along my street. I have personally witnessed early morning drug dealing on St Saviourgate. Dark winter evenings have the potential for making the old feel vulnerable in a street occupied by an overflow of loud patrons waiting for taxis, or standing about in rowdy groups.

Questions have been put to Try Market Halls to address the delivery problem as the building lacks a dedicated delivery bay. Although this is a matter for another CYC Department, it should surely be recognised that granting the premises licence necessitates lorries delivering large quantities of alcohol to park within the cordoned taxi rank to unload. This has the knock on effect of causing public nuisance, when bottles or kegs need to be transported over the pavement to the access

doors. No solution of any worth has been offered by TMH to alleviate the problem. It will cause public nuisance for school parties visiting the DIG, and lack of access to the public.

The Lady Hewley Trust has purchased a piece of land between the almshouses and Hungate to the rear of the proposed venue. The purpose is to build more almshouses for people in need. Another area, leased, is to be developed into a garden. This information was forwarded to the Licensing Officer at the previous application. The garden which is presently being built has open railings along Hungate. All noise from Stonebow House will be pronounced in these areas which form part of the living quarters of the Lady Hewley cottagers.

My neighbours in the cottages and in St Saviourgate remember the nightclubs which operated in this same building. The noise was intolerable and the behaviour of the drunk was disgusting and indescribable. I am also informed that calling the Noise Patrol at midnight and the early hours was of no help. The vibration caused to the houses was equally disturbing as it made sleep impossible.

It therefore follows to mention that while the upper floors of Stonebow House are residential, low occupancy luxury apartments, the the ground floor and basement are nominated to house in excess of 600 people. The two uses of this building are ill considered and incompatible.

My reason for being granted accommodation in Lady Hewley cottages was caused by traumatic, sudden, life changing circumstances. Safe housing should be everyone's right and I am grateful for my home. But I will not be able to enjoy my home if permission is given for the premises licence.

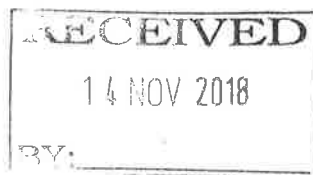
The human rights act states that a person's human rights be upheld by public bodies. Protocol 1 Article 1 states a person has the right to peaceful enjoyment of all their possessions including the home and other land. Article 8 states that a person has the substantive right to respect for private and family life. This statement applies to all the residents of Lady Hewley Cottages and every resident in St Saviourgate and those living in streets closeby. This needs to be upheld. There cannot be peace or enjoyment for any of these private residents if this licence is granted. Any influx of revellers will have no thought for others especially when intoxicated and be entirely unaware that it is primarily a residential area.

I ask that my objections, observations and human rights articles be looked at carefully. I also ask that members of the decisions committee consider how they would feel as individuals living so close to Stonebow House after such a licence had been granted.

I look forward to a favourable reply.

Yours faithfully

54



Apartment
Stonebow House
York

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

9 November 2018

Objection to Stonebow House Licence Application by Try Market Halls

Dear Sir or Madam,

My wife and I have recently moved into an apartment in Stonebow House and we are very disappointed to learn that the ground floor and basement of this building could soon become a very large bar and eating venue for over 600 people. This is contrary to the planning consent for this space and will certainly have a detrimental impact on the peaceful enjoyment of our home.

There is no doubt that a large number of people dispersing from the building late at night will cause a noise nuisance to residents living above, especially intoxicated groups gathering outside to smoke. The taxi rank queue is already noisy and anti-social behaviour is commonplace at weekends.

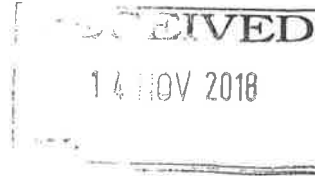
The waste bins should not be stored outside as this will attract vermin. The planning consent requires all waste to be stored internally.

The pavements surrounding Stonebow House are already covered in litter, cigarette ends and discarded take-away boxes, this situation will only get worse with the proposed venue.

York is already struggling to manage the hordes of unruly weekend drinking tourists and is getting a bad reputation. It is becoming more difficult for residents to go about their daily business and enjoy living in the city centre. Stonebow House is in an area already recognised as under stress from alcohol fuelled anti-social behaviour and crime.

Please consider the residents living above this venue and refuse this licence.

Yours faithfully,



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

St Saviourgate
York
YO1 8NN

Dear Sir/Madam

Re: Stonebow House, Application by Try Market Halls for New Premises Licence

Section 17, Licensing Act 2003

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

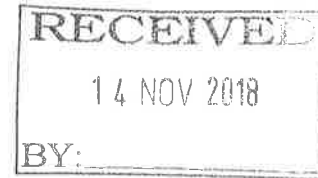
2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

P.S. As a young woman
I definitely have felt
threatened walking home
at night with so many
drunk people behaving
aggressively.
1000 more would be
a disaster.

Wetherby Road
Rufforth
York
YO23 3QF



12 November 2018

Dear Sir / Madam

OBJECTION to TRY MARKET HALLS Application new Premises licence.
CYC 062590

I am dismayed to learn that the above application is being resubmitted. Stonebow House borders York's Cumulative Impact Zone, an area already under stress with Crime and Disorder due to the number of licensed premises close by.

I understand that the total area to be applied for under the license extends to the entire basement area as well as the ground floor intended as a food hall. The previous application was for partial basement. This extended area has the potential to become the largest drinking venue in York and a magnet for stags, hens and race goers. If the application is approved, we could expect a worst case scenario of 600+ revellers exiting the venue at closing time on summer weekends.

Drug abuse is an issue in the area and an influx of extra visitors drawn to the area for drinking and dancing could compound the problem.

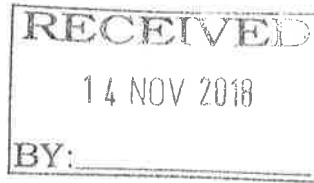
Passengers waiting at the bus stops on Stonebow directly outside the building would be affected by those who congregate to smoke and by possible emissions from the extractors. As a result bus stop passengers may be standing in an area surrounded by smoke and extractor smells.

Children would be allowed into the building therefore presumably safeguarding measures are to be implemented when the alcohol licence allows drinking from morning to evening.

To summarise I object because this is a now a residential area and it is unacceptable to propose turning the venue into a live performance/music space where alcohol is sold. The noise, disturbance and public nuisance would be intolerable for local residents both from the venues activities and the ancillary things such as bottle recycling and deliveries. There would undoubtedly be loss of privacy and safety issues due to drunken nuisance.

I hope this application will not be granted.

Yours faithfully



Central Methodist Church,
St Saviourgate
York
YO1 8NQ

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

9.11.18

Dear Licensing Services,

re: Objection to Try Market Halls Licensing Act 2003 Application for a Premises License

Central Methodist Church is situated directly opposite Stonebow House, the premises subject to this license application.

We believe it is important for any church to serve the community and context in which it is situated, wherever it is situated and whatever that context might be. Our church on St Saviourgate has seen enormous change around it since built, and has adapted and re-imagined its role in accordance with those changes. Some of those changes relate to the commercial realities in the near vicinity. However, to be effective in the whole of our role towards the wider community, we have a responsibility to listen to all of our neighbours and support them wherever possible in their life here, and in their concerns.

We are aware that should the application be successful, the premises have the capacity to hold 600 people and will be open until the early hours of the morning. It will also involve a marked increase in traffic with delivery vehicles having nowhere to unload other than an already often overcrowded taxi rank.

Many residents of St Saviourgate are vulnerable or elderly and are, quite rightly, greatly concerned about the impact this license will have on the area where they live. We stand by their objection to this license in that it will certainly increase risk to the public safety of pedestrians negotiating the road, and the probability of deliveries blocking pavements.

School children also often walk along St Saviourgate to visit both DIG and our own premises for York Chocolate Story workshops, and their safety could well be compromised. The residents are also greatly concerned about the risk of public nuisance, particularly noise related, and the possibility of crime and disorder due to the effects of alcohol being on sale from morning until the early hours.

Whilst remaining neutral in terms of our own life here, and remaining willing to offer whatever ministry we can to the whole life of the city around us, we fully support the concerns of local residents, and so raise our objection on that basis.

Yours sincerely,

on behalf of the church leadership team and
managing trustees.

Cockerill, Janice

From:
Sent: 11 November 2018 10:43
To: licensing@york.gov.uk
Subject: Premises licence, Market Hall, Stonebow House, The Stonebow, YO17NP

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 hereby would like to place my objection to the above licence due to the amount of residences near the planned development. The concern is the amount of noise coming from the market hall late at night both from the market hall itself and also people coming to and from the premises.

My bedroom window and a number of other properties backs out over the area proposed. I have lived hear for two years and I believe the noise will make a negative impact on my own and others lives in the area.

Yours Sincerely

Morell Yard
Fossgate
York
YO19TW

Get [Outlook for iOS](#)

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

Peasholme Court
The Stonebow
York
YO1 7AD

14 November 2018

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**

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets and pizza boxes/empty cans etc. being left on our properties front wall, in the post box or being thrown at our front door.

The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend to 11pm, midnight or 1:30am depending on the day and time of year. Clearly the public nuisance will be greater than before!

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours sincerely

Cockerill, Janice

From: 14 November 2018 12:02
Sent: licensing@york.gov.uk
To: 1
Subject: Licencing objection: Premises Licence Try Market Halls Ltd, Market Hall, Stonebow House

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,

I am writing to formally object to the application for a new premises licence by Try Market Halls Ltd., at Market Hall, Stonebow House, Stonebow, York YO1 7NP, on the grounds of public nuisance. Although a city centre site, Stonebow House is surrounded by residential property, and indeed includes residential property itself.

As a neighbour, with my bedroom facing the venue at a distance of less than 60m, I feel that such long opening hours are inappropriate. Noise levels will necessarily increase, with deliveries to the premises, staff and patrons coming and going, and stepping outside to smoke, and the activity of the hall itself, in particular the provision of live or recorded music, causing disturbance to local residents.

Previous licencees on this site have caused a noise nuisance to neighbours, and given the size and opening hours of the proposed venue, I anticipate that this can only get worse.

Yours sincerely,

Morrell Yard
Fossgate
York
YO1 9TW

City of York, Licensing Services,
Hazel Court EcoDepot,
James Street,
York
YO10 3DS

Morrell Yard,
Fossgate,
York
YO1 9TW

Date 12-November-2018
Ref: CYC 062590

Dear Sir/Madam,

I am writing this representation to object to the above referenced licensing application by Try Market Halls York Limited for the Ground and Basement, Stonebow House, The Stonebow York YO1 7NP.

I object to the application for a further licence being granted within the Special Cumulative Impact zone of Back Swinegate / Fossgate Area as detailed in the current Statement of Licensing Policy by city of York council.

My objections are that the addition of a further licensed premises in the area will add to the noise, litter and public nuisance I will experience as a resident living in this area.

The proposed hours of licence to server until 00:00 on Fridays and Saturdays with a closing time of 01:00 on these nights the emptying of bottle bins and cleaning noises will typically occur around these times. Access to the venue for live acts will be potentially a large source of noise to the neighbourhood at times outside of the opening hours.

The licence for live and recorded music performance may create noise levels which will be disruptive to me and others in the neighbourhood with doors opening for entry and exit of patrons, staff and performers.

In addition the provision of a smoking area for patrons may be a source of noise to the surrounding neighbourhood with patrons conversing, singing and shouting during opening times.

I object to the granting of a licence in this application for these reasons above.

Yours Faithfully,

Cockerill, Janice

From:
Sent: 15 November 2018 09:40
To: licensing@york.gov.uk; Cockerill, Janice
Subject: Submission re Try Market Halls application Stonebow House
Attachments: Submission re Stonebow House licensing Nov 2018.docx

Please find attached my submission as ward councillor to the licensing application for Stonebow House.

Please acknowledge receipt.

Many thanks,

Cllr Denise Craghill

Cllr Denise Craghill | Green Party councillor for Guildhall Ward
email : cllr.dcraghill@york.gov.uk

City of York Council

West Offices | Station Rise | York YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Denise Craghill
Sent: 15 November 2018 09:27
To: Cllr. D. Craghill
Subject: Stonebow

<<...>>

**Application for a premises license for Stonebow House from Try Market Halls
CYC 062590 – objection from Denise Craghill, Guildhall ward councillor**

I still have significant concerns about this application (following my objection to the previous withdrawn application). I appreciate there are positive aspects to what Try Market Halls say they intend to do here, but I have two over-arching areas of concern. One is that if the licensing authority is minded to approve this application there is a need for a significant number of additional conditions to ensure that Try Market Halls are required to do all the things they claim they will do via enforceable licensing requirements. The list of conditions submitted by Try Market Halls at present consists mainly of things that they are required to do anyway by law. I refer to additional conditions below under the licensing objectives.

My second concern is that the applicants have provided no information regarding the proposed capacity/occupancy level of the building under this application. I address capacity further below and suggest there should be a very clear condition regarding capacity in order to prevent crime and disorder and public nuisance, but I also have reservations as to whether even the minimum feasible capacity for the applicant's purposes, is suitable for this location. Even well supervised and well managed premises of this size, where informal drinking is inevitably a key part of the mix, are likely to have a significant impact on the surrounding residential area.

CRIME AND DISORDER

Ward councillors have worked with other agencies to try and reduce crime and anti-social behaviour in this area of the city, which has attracted drug dealing and had a generally run down appearance in the past, particularly around the end of St Saviourgate and Whip-ma-Whop-ma-Gate.

Hours of operation

I still have concerns about the proposed hours of operation. Whilst these have been reduced a little compared to the previous application these still extend into the early hours of the morning on Thursdays, Fridays and Saturdays. Combined with a venue of this size and capacity this could result in a significant increase in late night anti-social behaviour in what is increasingly a residential part of the city centre. This should be of particular concern regarding the potential impact on residents on St Saviourgate and also very vulnerable residents living in The Lady Hewley Cottages very close to the venue. It is also

of concern regarding potential negative impacts on the wider area including residents along Stonebow and in the Hungate development, not to mention the new residents of Stonebow House itself. Impacts on residents are not only about noise but also about the perception and reality of safety in the immediate area around their homes.

The applicants frequently refer to their first venture to open in London – Fulham Market Hall – as a model for what they hope to do in York. It is interesting to note that, according to their website, the opening times for the Fulham Market Hall are MON - SAT 8AM - 11PM; SUN - 10AM - 10:30PM. These would seem far more suitable timings for a venture such as this which argues that it is all about the food, social eating and events. It would appear to work effectively for their business model in Fulham. I would urge the licensing authority to consider further restricting the proposed opening times to be no later than 11.00pm or at the latest 11.30pm every day of the week. This would help to ensure a customer group more interested in eating and drinking rather than stand-up drinking.

Capacity

Race days – extra security

The applicants have provided no details of their intended capacity /occupancy for the ground floor, the basement or the building as a whole. The major concern is that this is a very large building and if the licence allows the removal of tables in such a way that the space created can be used for stand up drinking, then this would mean the addition of a very large capacity stand-up drinking venue to this part of the city, which could have a serious impact on crime and disorder. Whilst I appreciate this is not what the applicants say they are seeking, the avoidance of such a scenario needs to be conditioned in the licensing application. It is noteworthy that in their submitted operational plans the applicants plan additional security for race days – clearly acknowledging that their venue will inevitably attract race day crowds, whose behaviour will require extra supervision.

I would urge the licensing authority to utilise conditions imposing a maximum capacity for the ground floor and for the basement separately in order to limit the possibility of spaces within the building being used for stand up drinking and thereby to uphold the prevention of crime and disorder licensing objective. These maximum capacities should ideally be set with regard to the

opinion of the police and the experience of licensing officers. Looking at the plan submitted by the applicants (which they state is for illustrative purposes only in terms of the layout of furniture, tables and chairs) it would appear that they want to provide seating (of various types) for around 360 on the ground floor and 175 in the basement. On the ground floor the seats are very crammed in leaving no room for queuing at the kitchens or moving around easily. I would suggest significantly lower numbers than this would be more appropriate.

I would also urge a condition to require the submission of a seating plan for the ground floor (in keeping with the conditioned capacity limit) **which must then be kept in place at all times, allowing no additional space for stand up drinking.** (My understanding is that fixtures and fitting in the plan submitted with the licensing application must be retained as submitted if approved, but unfixed furniture can be moved at will unless otherwise specifically conditioned.)

For the basement, I appreciate that there is a desire to use the space flexibly for events but again an overall limit in keeping with the sort of events suggested by the applicants should be set. By way of some comparisons Fulham Market Hall apparently has 250 seats in total (with 7 kitchens, whilst this application has 9 kitchens), whereas the Duchesse **when operating as a nightclub** had a maximum capacity of 400 imposed as a condition by the licensing committee.

The planning permission sought to improve this part of St Saviourgate, which whilst a very historic street already suffers from some anti-social behaviour. A venue which has the potential to become a very large stand-up drinking establishment especially later at night, isn't going to improve the street environment or contribute to this objective. Large numbers of people coming into and out of the premises is likely to exacerbate the potential for conflicts with people queueing for taxis on St Saviourgate, with significant potential for increased crime and disorder in the area.

Mode of operation

The applicants have submitted an Operational Management Statement with their application, some of which is designed to address the prevention of crime and disorder licensing objective. Whilst the production of this statement and many of the management approaches detailed in it are welcome, I am assured

by licensing officers that this statement has no enforceable status in licensing terms and could be altered by the applicants at any time.

I would urge the licensing authority to add the following as specific conditions (some of which are drawn from the Operational Management Statement):

- All alcohol to be sold directly by Try Market Halls. No alcohol will be sold by the concessions themselves.
- No drinks or food to be sold downstairs in the basement except for pre-booked conferences or events that include refreshments in the ticket.
- Seating for the external area fronting Whip-ma-Whop-ma-Gate will be fixed and remain outside permanently. No food or drink will be permitted in the external area after 10pm.
- Door and security staff will monitor behaviour in the external area and adjacent pavements.
- Except for escape purposes there will be no customer exits to St Saviourgate.
- Notices will be prominently displayed at the exits requesting patrons respect the needs of local residents and businesses and leave the area quietly.

Off sales

The application appears to be seeking permission for off-sales of alcohol. I am told by licensing officers that some restaurants have permission for this expressly to allow for customers to take home part finished bottles of wine. If this is why this permission is sought here then this should be specified in a condition. **I would argue strongly against providing blanket permission for off sales in this location.** This would have a negative effect on crime and disorder in a part of the city centre where this already is a significant problem. It is also not a sensible idea in a location immediately opposite a facility for homeless people, many of whom almost certainly have substance abuse issues.

PUBLIC NUISANCE

Whilst the various documents provided by the applicant have made their general intentions for the operation of the building clearer than their previous application, I still have significant concerns about the potential for this application to contribute to public nuisance. We are still looking at a very large turnover of customers in this location on the edge of the centre adjacent to

very quiet residential areas and to very vulnerable residents, particularly in the Lady Hewley's Cottages..

If the licensing authority is minded to approve this application I would again suggest that significant additional conditions are needed, including the following (again mostly taken from the applicant's operational plan):

Deliveries

All deliveries (including bar deliveries) will take place between 7am and 11.00am.

Refuse

All glass must be crushed internally (to reduce noise from bottle disposal).

There will be no movement of trolleys or external waste bins or other noise generated by waste disposal on Hungate after 9.00pm; after that time waste will be held internally until after 7.00am next morning.

No waste of any kind whatsoever will be stored outside of the building on Hungate, St Saviourgate or elsewhere except inside the external refuse stores already provided.

Cleansing

Cigarette bins will be provided in the locations shown on the applicant's plan, both in the area fronting Whip-ma-Whop-ma-gate), on St Saviourgate at the head of the Taxi rank and on Stonebow by the bus stops.

The pavements outside the building will be cleaned regularly by the applicant, including power washing if necessary.

Smoking and pavement drinking

Regular supervision of the external areas to the building (Whip-ma-Whop-ma-Gate, St Saviourgate, Stonebow and Hungate) will take place throughout the day and evening. Any customers including smokers gathering on Hungate or St Saviourgate will be actively encouraged to move elsewhere.

I'm not quite clear what powers the licensing authority has in this respect but powers should be used to the maximum to prevent any outdoor drinking by customers on the pavements around the premises.

Noise

The retractable glass wall fronting Whip-ma-whop-ma-gate will be closed from 23.00.

St Saviourgate
York YO1

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

Dear Sir,

Re: Stonebow House, Application by Try Market Halls for New Premises Licence

Section 17, Licensing Act 2003

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Licensing Services

City of York Council

Hazel Court Eco Depot

James Street

York YO10 3DS

Dear Sir,

Re: Stonebow House, Application by Try Market Halls for New Premises Licence

Section 17, Licensing Act 2003

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

ST SAVIOURGATE

YORK

YO1 8NN

9.11.18

Spen Lane
York
YO1 7BS

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

Dear Sir,

Re: Stonebow House, Application by Try Market Halls for New Premises Licence

Section 17, Licensing Act 2003

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Aldwark,

York YO1 7BU

Licensing Services

City of York Council

Hazel Court Eco Depot

James Street,

York YO10 3DS

Dear Sir,

Re: Stonebow House, Application by Try Market Halls for New Premises License

Section 17, Licensing Act 2003.

We strongly object to the license on the following grounds:

1) Public Nuisance

Having lived in this area for twenty-seven years and had first hand experience of this venue being used for night clubs and social gatherings I see no reason for yet larger licensed premises to be opened. The streets surrounding suffer from abuse by drunken revellers who have no respect for residents or people who use the area. Noise travels during evening hours and we have had to close windows in-order to sleep in the past. The streets become covered in litter, bottles and vomit, both near and away from the venue. The council do not clean this as it happens, and it is left to cause distress to residents and public passing through this major thoroughfare the following day.

2) Prevention of crime & Disorder:

Crime multiplies where large social gatherings purchasing alcohol occur; fighting breaks out, rape takes place and drugs are dealt. The police are limited to where they can be, and the staff employed by the clubs are not always aware or available.

York is a tourist town and shops are being taken over by licensed premises as they become vacant. This invites stag parties and hen parties to attend from other towns and cities and already our city centre has become a place of abuse by drunks who vomit and urinate in our streets. This also happens in our private courtyard as we are in close proximity to these places. Tourists will stay away, and our city will become a ghost town due to its bad reputation for drunkenness, which is already old news.

Yours sincerely,

PEASHOLME COURT
YORK YO1 7AD

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

Dear Sir,

Re: Stonebow House, Application by Try Market Halls for New Premises Licence

Section 17, Licensing Act 2003

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Aldwark

York

YO1 7B4

29th October 2018

Licensing Services

City of York Council

Hazel Court Eco Depot

James Street

York YO10 3DS

Dear Sir,

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

As a resident living nearby, I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Licensing Services

City of York Council

Hazel Court Eco Depot

James Street

York YO10 3DS

Dear Sir,

Re: Stonebow House, Application by Try Market Halls for New Premises Licence

Section 17, Licensing Act 2003

~~As a resident living nearby,~~ I object to the Licence on the following grounds:

1. Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

2. Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Elder Lane, YO32 3AE

(71)



Main Street
Wheldrake
York
YO19 6AE
12/11/2018

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

Dear Sir

I refer to the application: Ref.Section 2003 for a new Premises Licence in Stonebow House to which I object.

I am aware that the application is for a market hall with 10 or more food outlets, each outlet working independently. It is advertised as child and family friendly but how does this apply?

A large drinks bar is to be a feature on the ground floor and the application is for a licence to sell alcohol from 10.30 am to midnight and on various occasions into the early morning hours.

My view is that there are enough food and drink outlets in the city. Stonebow House is outside this area which is already served by pubs and wine bars etc in Fossgate. A venue with a potential to fill both ground floor and basement with drinkers and revellers should not be a consideration.

I am aware that the streets in close proximity have a large residential population, who surely have the right to enjoy their homes without threat of vandalism, unsavoury behaviour or a feeling of insecurity.

The prevention of crime, disorder, and public nuisance will be an issue for the police with an influx of parties, such as racegoers, especially if pre-booking is a possibility, as it will be impossible to turn away large rowdy groups.

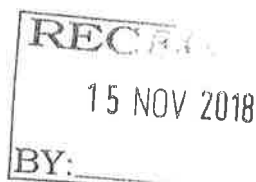
The previous night clubs which functioned and were closed in Stonebow House were a source of problems which included drug dealing. There can be no doubt that the large venue, with a capacity for hundreds, will be an attraction for those same activities with a potential for infiltration by gangs, as reported in recent news bulletins.

The citizens, children and young people of York deserve better, and the peaceful streets should be a priority to remain so, in a city that is famous for its culture and history.

I ask that the decision by the Committee will be to refuse this Premises Licence.

Yours faithfully

Saint Saviourgate
York
YO1 8NN



12 November 2018

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

Stonebow House, Application by Try Market Halls (TMH) for new premises licence

Section 17, Licensing Act 2003

Dear Sir or Madam

We have lived on Saint Saviourgate for the last ten years. It is a street with a large residential population (including vulnerable old people) and with a site frequented by school children adjacent to the site which is the subject of the application.

With the demise of Fibbers and the Duchess, there has been a welcome and very large reduction in the volume of anti- social behaviour and noise nuisance.

The finalisation of the remaining phases of Hungate present an opportunity to redefine this area of York. More widely the City of York can transform itself from a city which is plagued by hen and stag parties to a city which feels safe to families and its many millions of overseas visitors a year.

With this background I accept that the now empty site of Stonebow House must be commercialised but would urge the Council and those responsible for licensing to protect local residents and the reputation of York by imposing severe restrictions on the license sought, including the following:

1. Closing time should at all times of year and all days be 11pm, with outdoor seating closed at 9pm: this will reduce anti- social behaviour and intimidation.
2. Alcohol should be served to diners only, there should be a prohibition on vertical drinking and there should be table service only: in line with the original promise that the venue should be food not drink- led and to limit the nuisance of bad behaviour and noise.
3. All deliveries should be by Colliergate (again as per original application) and should be at restricted hours, again to reduce noise and pollution and to limit access to St Saviourgate to residents and those with a need to access business premises with no alternative.
4. There should be consideration of a significant reduction in the number of covers, in line with the original planning application and again with a view to reducing the amount of noise, nuisance and ensuing crime.

I am disappointed by the approach taken by TMH to the issues raised by their application. The consultation exercise appeared to go through the motions and not to address materially concerns raised by residents prior to or at the consultation.

Although the proposition is presented as a family friendly concept, the substance will be entirely different. The comparisons drawn to the current venue in Fulham are disingenuous (in fact the venue currently offers Bloody Mary from 10am) and irrelevant.

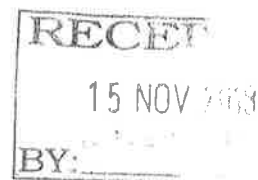
Fundamentally the TMH commercial model relies completely and utterly on the sale of alcohol: if this application is allowed, alcohol will be sold on an unprecedented scale in York from the early hours to the late hours, with a very significant adverse impact on crime, disorder, policing and the fabric of the local area, to the detriment of York and its future as a tourist- friendly location.

It is time for York to make its mind up what it is about.

I hope you will listen to me and to the many others of similar view.

Regards

Lady Hewley's Cottages
St Saviourgate
York YO1 8NW



The Licensing Officer

City of York Licensing

The Ecodepot

James Street

York

YO1 3DS

13 November 2018

Dear Sir,

Objection to Premises License Application by Try Market Halls for Stonebow House, York

I refer to my previous letter of objection which was sent to you on 20 April 2018.

I am writing to you again to object to the above application.

My objections still stand and in my view have not been addressed by the new application and so I would like the Licensing Officer (LO) to consider all my objections as set out in my previous letter.

Further, there is additional information available from Try Market Halls which gives me cause for concern:

Specifically, the license is being applied for a two level establishment which will hold 600 people; it will be open until 2am many weekends; and be open continuously over a period of 36 hours at New Year.

I think the LO needs to liaise with the relevant authorities to get a decision on whether such a development is compatible with being sited in a residential area – and with so many over 60s living next door to the building.

Also, from experience of the previous nightclub that existed in the building, until the sad death of one of its patrons, the noise level was excessive and went on until 3am – and later with patrons exiting. What noise requirements would the establishment be subject to? Has the LO reviewed the requirements in this area?

Is the number of door staff/bouncers sufficient to control 600 drunken clubbers, to ensure that fights and noise do not occur?

Will rear doors ever be open facing Lady Hewley's Cottages, as in my experience this was a major source of the noise from the club?

The large number of clubbers will lead to a large increase in the traffic along St Saviourgate at night until 2am and later. This will have implications for air quality in the area. Air quality is already poor, with a taxi rank and I would ask the LO to review his responsibility with regard to this important area

Page 2 of 2

of health concern and perhaps implement a study to review the air quality near the Stonebow and introduce actions such as stopping taxis from running their motors whilst parked up and limit the number of taxis that are allowed to queue on the street.

I look forward to hearing from the LO as to how he/she has addressed the objections given in this letter and also in my earlier letter of 20 April.

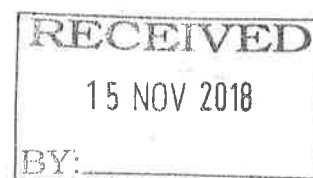
Yours faithfully,

c/o

74

Janice Cockerill,
Licensing Services,
Hazel Court Eco Depot,
James St,
York, YO10 3DS

10 November 2018



Dear Janice

We are concerned to hear of the proposed development of Stonebow House and wish to submit an objection to the current licensing application CYC 062590.

An application for a premises licence has been applied for by Try Market Halls Ltd in Stonebow House for a food hall with 10+ outlets and take-away on the ground floor and a potential venue in the basement for dancing and music. The 'service bar' on the ground floor is a bar for selling alcohol. If the licence is granted they intend to be open from 7am until as late as 1am at weekends.

Lady Hewley's Cottages are within 50 yards of Stonebow House and the garden being prepared for their wellbeing abuts Hungate. The residents of the almshouses are fearful of the potential for public nuisance and noise disturbance on their doorstep. These cottages house the elderly and disabled and, as vulnerable citizens, need our protection.

The venue is promoted as family friendly but they have applied for alcohol sales to begin at 10.30 am. They also intend to serve large parties who can book in advance, hen, stag, race revellers? The building has a capacity of 600+ with the potential for more as the seating in the basement is not fixed.

Bearing in mind the many buses that run along Stonebow and the increase in traffic at weekends, this is not the place for night club queues to congregate with the nightly risk of some drunken enthusiasts causing public disorder and noise disturbance. There is also a real risk to public safety for the people waiting for buses.

An elderly AWOC member who is ageing alone was knocked down by a drunken man while waiting for a bus in Stonebow and now fears to go alone to that area. Her fall caused physical injuries but the mental trauma has lasted much longer.

We trust you will listen to the voices of some of York's oldest citizens and suggest alternative solutions so that this development will not have a negative and potentially harmful impact on the Stonebow area, adversely affecting both local residents and the general public.

Regards

on behalf of AWOC York

Date

14/11/18

address

Long Close Lane

York. YO10 4UP

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

- Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

- Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

- Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

- The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Member of KYRA Women's Centre
- concerned for the safety of
vulnerable women.

Date

address

JOHN SAVILLE CT

14.11.2018

OGLE FORTH YO1 7JP

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 14-11-18

address CLEMENTHORPE

YO 23 1AN

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 14. 11. 18

address

Juniper Close

New Earswick

YO32 4TJ

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

14. 11. 18

Date

November 14th 2018

address

.....WALNEY ROAD

.....Y031 1AJ

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 14 Nov 2018

address

Cuslew Glebe

Dunnington

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Strongly AGREE WITH THE ABOVE!!!

Date 14.11.18

Page 219

address

Lanshaw Croft

blifton moor
YORK

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

As a resident of York I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

Date 14 NOVEMBER 2018

address

THORNCROFT

DUNNINGTON

YORK

YO19 5RW

Tel. 01904 488192

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

I object to the above on the following grounds

The previous application asked for ground floor and part basement. Nothing is listed on this application for the general public's awareness to the fact that this application is for the whole of the basement area, as well as the ground floor foodhall. This greatly increases the footfall both inside and outside the building.

As a York citizen I object to the above as it will cause city centre eateries to be moved to an area where there are many residential homes that include children and elderly.

Protection of Children from Harm. This application is requesting the sale of alcohol from 10.30 am at the same time as advertising it as family friendly. Alcohol should not be sold on premises encouraging the attendance of children.

Crocodiles of children visit the DIG. The only place for deliveries of alcohol and food is in St Saviourgate, as there is no designated loading bay. The lorries will need to unload pallets to be pulled along the pavement to the delivery doors preventing school parties access to the DIG. Children will be forced to walk in the road on the outside of the taxi rank.

Prevention of Public Nuisance. Previous dancing and alcohol venues in this building proved to be uncontrollable for loud music, alcohol related incidents as well as damage to property/vehicles in close proximity. As the licence will cover not only the ground floor but the whole of the basement it increases the capacity to many hundreds, as the tables and chairs are removable/stackable, which promotes drinking and discourages eating. The dance/alcohol venues in the past were much smaller than this new proposal. This activity will cause nuisance to the public especially those residents in streets nearby.

Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from opening alcohol which they are allowed to sell if it is sealed before leaving the building. There will be no safety for residents and the general public who need to walk along St Saviourgate or Stonebow in the evenings. Those who use walking sticks, or mobility scooters will feel extremely vulnerable.

The Prevention of Crime and Disorder. It is a fact that this type of establishment encourages drug dealing which we already suffer from in this area of York. Drugs always increase crime both small and large scale. The potential for drug dealing is huge considering the numbers who will be encouraged to attend this establishment. Estimates have been made of the numbers as between 500 and 800. The police do not have the capacity to deal with these numbers.

Yours faithfully

✓

Eboracum Minster Lodges Consortium

Committee Secretary

St Saviourgate Masonic Hall
St Saviourgate
York
YO1 8NQ

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

November 15 2018

Dear Sir,

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

As a premises occupant nearby, we the Hall Management Committee object to the Licence on the following grounds:

Public Nuisance

In previous years, Licenced Premises at this venue resulted in loud music, which in spite of repeated complaints was never controlled, alcohol-related incidents nearby, such as noisy groups late at night, vomiting in the streets, and damage to parked cars. The previous venues were smaller in size and in the basement only, while the current application covers most of the ground floor and part of the basement, for up to 600 people. Permitted hours extend up to 11pm, midnight, or 1.30am depending on the day and time of year. Clearly the public nuisance will be greater than before.

Prevention of Crime and Disorder

In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

Yours faithfully,

Communication sent by email to licensing@york.gov.uk

St Saviourgate
York
YO1 8NN

Licensing Services
Hazel Court
York

15 November 2018

**Objection: Try Market Halls
Licence application for Stonebow House**

Dear Sir/Madam,

I object to the above licence application and would like to make the following comments:

Try Market Halls are applying for a licence for the ground floor and basement to form a "contemporary food hall and market", with 9 chef/restaurant units serving customers in communal seating. The applicants are offering to surrender the two existing late-night licences, as proof that they don't want to make the premises a night club. The two licences, for 'Duchess' and 'Havana', did not cover the whole floor area sought in the application, so this offer is somewhat hollow and has been used to pressure local residents. The implication being that things could be much worse for us should we object to this application.

Section 6, 'provision of plays indoors', seeking starting from 0700, 7 days a week, ending at 2300, except for Thurs., Fri. and Sat., when 0030 the next day. Also a special extension on New Year's day and when the clocks change.

Re. Sections 10 (live music), 11 (recorded music), 12 (performance of dance) and 13 (anything similar to the above), timings as section 6.

The applicant should have specified what the items covered by section 13 are to be, and they have not. Of these licensing items sections 6, 7, 12 and 13 would probably be rarely used for the stated aims of the applicant, if at all, so seem to be "just in case" items. These items could, however, be useful for a night club. I would suggest that a "Temporary Event Notice" (TEN) is more appropriate for the occasional uses of these items that are likely, given the premises use applied for.

The stated intention is not to be "drink-lead", but the layout presented includes a free-standing bar operated by Try Market Halls. The applicants want to serve alcohol to those not taking meals, but claim they will discourage excesses. How will this be possible? It should be a requirement that alcohol only to be served with meals.

Condition 22, closing doors and windows after 2300 is all very well if the building is properly sound-insulated. Our past experience is that the premises have no effective sound-proofing on the ground and lower ground floors. Even when all the doors and windows of the previous Stonebow House venues were closed, the noise during live

and recorded performances was enough to rattle windows, vibrate my house and prevent me from sleeping.

Condition 25 offered says that bottle-bin emptying will be in line with Stonebow House policy. Unfortunately there is no detail included to say what that policy is, this should be spelt out for the avoidance of doubt. Glass collections and delivery lorries are a major source of noise nuisance for local residents.

Condition 28 talks about noise "giving rise to a nuisance", but again without any definition. What is considered to be a noise nuisance? In the past we have had CYC Noise Patrol in our bedrooms to measure noise at 1 and 2am, which really doesn't work for me when I have to get up for school the next morning. I would like to see the condition that "no noise from the premises can be heard at the nearest noise-sensitive premises".

There seems to be no mention of door staff in the offered conditions, even on race days. Elsewhere the application mentions door staff, but this should be clearly specified in the conditions, which should be obligatory.

The application asks for permanent external seating, facing Whip-ma-Whop-Ma-gate, as well as the indoor area, although late night refreshment will only be available indoors. Unless the external seating area is physically closed off from the public it will be used by late-night drinkers for their take-aways and canned drinks, after closing time. This happens at the Kings Arms (Kings Staith) summer external tables and gives rise to much mess and nuisance. The drawing included with the application is too small to make out if the seating area can be closed off and this needs to be clarified.

On p.10 the applicant says that there will be no significant "vertical drinking", but without a definition of 'significant'. There should be no vertical drinking permitted at all as this leads to drunken anti-social behaviour that affects residents in all sorts of ways and vertical drinking is not compatible with a family-friendly food hall.

There is no significant mention of the "Cumulative Impact Zone" (CIZ) in the application, despite the onus being on the applicant to state why their application for a new licence in the CIZ will not cause further detriment. The main entrance to the venue is on Whip-ma-whop-ma-gate and this falls within the CIZ. My concern here is that once a licence is granted any application for an extension of hours will be treated no differently from such an application from elsewhere in the City. In other words the CIZ might as well not exist – Stonebow House could be turned into a huge night club without the need for further consultation.

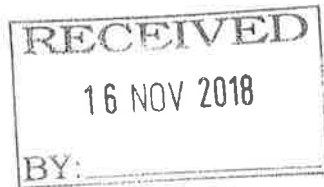
Please put local residents first and reject this application. We know what it's like to have a large eating and drinking venue at the end of St Saviourgate and it makes living here very unpleasant for us. In the mornings I have to watch my step walking to school because there are puddles of sick on the floor and take-away polystyrene containers and the street smells like a toilet. The wing mirror has been knocked off our car twice by delivery lorries, who never even stop to apologise and then we can't get to sleep at night because of the loud music and drunks shouting and fighting on the street. We regularly had to call 101 or 999 to get help from the police when things

got out of hand. No sooner had we managed to get to sleep than the bottle bins were being emptied at 5am and the whole street was awake.

These are just some of the problems that we have experienced over many years, living near to Stonebow House.

Another important consideration is what the future of York should look like. Should York really be allowing a venue of this size to have a licence to sell alcohol to the rowdy gangs of stags and hens that rampage through York at weekends? I hope that this application is rejected because York will suffer and it will cause misery for local residents.

Yours faithfully,



Morrell Yard,
Fossgate,
York. YO1 9TW

Licensing Services.
City of York Council.
Hazel Court EcoDepot,
James Street,
York. YO10 3DS

Date : 14 Nov 18

Dear Sir/Madam.

This letter is in reference to the Try Market Halls Limited application for new Premises Licence for Market Hall, Stonebow House, The Stonebow, York, YO1 7NP. As a nearby resident, I would like to register my objection to some details of the application as published on the notice outside the Stonebow, York.

I understand that venues providing entertainment and dining are important to York. Tourism and recreation provide a significant financial benefit to the city. I have no objection to the idea of The Stonebow becoming such a venue.

My objections are to do with the timings.

The potential of loud music and disruptive behaviour due to alcohol consumption starting at 07:00 is far too early. Monday to Saturday I would suggest a start time of no earlier 09:00. I believe that as long as the noise levels are not unreasonable, this would be a generally acceptable time.

Starting at 07:00 on a Sunday is completely unacceptable. Sunday morning is a peaceful time of the week in York. Most shops and entertainment venues open no earlier than 11:00. I think this would be a suitable time and fitting within the area.

I would strongly prefer that this venue closes no later than 23:00, every day of the week. The public houses etc in the area generally close about this time. I appreciate that the addition of this venue would increase the noise and disruption from the inebriated revellers but by closing at 23:00 it would, at least, stop it from carrying on in to the next day.

I trust you find these suggestions reasonable.

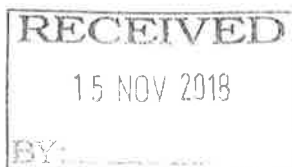
Yours faithfully,

This page is intentionally left blank

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank



City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.

15th November 2018

Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Sirs,

I am writing in support of the above license application.

Following some years of decline it is good to see Stonebow House being developed and brought back into commercial use. Try Market Hall York will bring a new and exciting restaurant dining hall concept to York, the first of its kind outside London, providing an alternative family friendly offering that will complement the city's existing offer well.

We believe the proposals will support the thriving food scene in the city, championing local independent restaurants and chefs, and provide an affordable opportunity for the best up and coming and existing culinary talent. The proposals will also further encourage people to engage with the city, through activity that supports the existing festivals and events programme taking place in the city, adding value to an already vibrant offering.

Yours faithfully,

Andrew Sharp

Head of Business



The York BID Company Ltd

The Red House, 1 Duncombe Place, York YO1 7ED

T: 01904 809970

E: info@theyorkbid.com

W: www.theyorkbid.com

City of York, Licensing Services,
Hazel Court EcoDepot,
James Street, York.
YO10 3DS



10th November 2018

Dear Sir/ Madam,

REF CYC 062590: PROPOSED MARKET HALL AT STONEBOW HOUSE

I am writing to provide my support for the proposed Market Hall at Stonebow House.

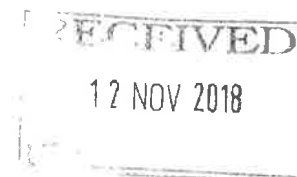
I am supporting this planning application for the following reasons;

- I believe that this will be a high quality offering run by an established business group with a track record elsewhere.
- It is aiming to be family friendly, which is something York is embracing with an events calendar increasingly looking to draw in local families and an early evening economy initiative (Thank York its Friday) which has seen the BID work with First to run park & ride services later in the evening.
- Food markets are seen as key drivers for city centre regeneration is many part of the UK (<https://www.theguardian.com/uk-news/2018/sep/16/uk-market-towns-embrace-foodie-wave-to-revive-ailing-centres>)
- A PWC/ LDC national report on leisure and retail trends released this week highlighted that cities need to continue to adapt to the struggles of large retail on the high street and embrace the public's demand for experienced based offerings, that are better placed to survive the economic climate.
- I believe this undercover food offering will be well used by the professional services sector during lunchtimes. This is a sector York wants to grow and professional services tend to locate where there is a dynamic mix of retail and food and drink that will help employee retention.
- I was taken around the Stonebow House development about eight months ago and visited the luxury apartments based above this proposed development. It is my strong belief that the developer will not be proposing anything below these apartments that could cause serious noise or anti-social behaviour, as it has an ongoing service commitment to its tenants i.e. concierge services.

3

Westgate Apartments
Leeman Road
York
YO26 4ZP
6th.Nov. 2018

City of York
Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS



Dear Sir

Dining Concept at Stonebow House

It is with some pleasure that I am writing this letter of support for the redevelopment of Stonebow House. Having had a close relationship with York for most of my life and now living in the city I am delighted to see that, what was a most incongruous eye sore at the end of one of one of England's most famous streets, has now been tastefully re-developed into an attractive addition to the city.

I would therefore like to congratulate the developers for their excellent conceptual idea and the council for supporting this development and wish those who will be providing this new and exciting dining experience every success.

Yours sincerely

Castlegate,
York YO1 9RP.

City of York, Licensing Services,
Hazel Court EcoDepot,
James Street,
York YO10 3DS.

13th November 2018

Dear Sir,

**Licensing Act 2003 New premises licence application for new
Premises Licence by Try Market Halls for Stonebow House, York,
Ref CYC 062590 – SUPPORT**

I wish to write in support of the current application by Try Market Halls for the licence for their Market Hall concept at Stonebow House in York.

As an independent trader in York, I support any such concept to extend the food offering in York and attract visitors, in particular one that supports local independent businesses and brings back into full use this building which had been neglected for a number of years, and had otherwise become a rather unsightly and neglected corner of the City despite being so close to major visitor attractions such as The Shambles.

I note the current licences extend to up to 2.30am and 4.00am in the former night clubs and the new social concept seems to be more food, entertainment and family orientated and for shorter hours creating a much better neighbour for nearby residential areas.

I have watched the repair and redevelopment of Stonebow House with interest and believe this would be a great use for the building and this part of York. As such I would like to support this application.

Kind regards

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.

12th November

Dear Sir or Madam,

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

I am writing in support of the proposed Market Hall in Stonebow House.

I would urge the Licensing authority to support this application. Stonebow has previously been a rather grim area characterised by low quality drinking venues and nightclubs creating noise, anti-social behaviour and public disorder. I am very pleased to see the application from Try Market Halls to open a new and different type of venue that will improve the environment around Stonebow. Offering a well-managed facility in this area will improve the safety and security of those in and around the city centre and reduce the drinking-related, anti-social behavior that we so often see in the city.

It is very encouraging to see a development such as Try Market Halls. I am aware that they have been a great success in other places around the country. The concept of a restaurant dining hall will be new to York and will enhance the dining options for residents and visitors alike.

I know that those submitting the proposals are socially responsible and will want to ensure that they are good neighbours. They are also committed to championing independent businesses, which will add to the vibrancy of the local economy and promote innovative local talent. This will provide a great venue to complement the various events and festivals that go on in the city and provide a further attraction for visitors to the city.

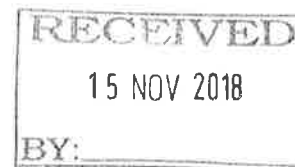
I very much hope that the Market Hall can be established so that we can see improvements in the Stonebow area to create a safe and secure area that everyone can enjoy. The city is in need of more family-friendly, socially responsible offerings to help support the sustainability and vibrancy of the city centre.

Yours faithfully

Nelsons Lane,
York,
YO24 1HD

(6)

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



14th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Sir/Madam,

I am writing to support the new Premises License for Try Market Halls in Stonebow House York. Having met with David Laycock regarding the project I would like to make the following points in support:

Firstly, I believe it is important that the city continues to support local independent business, from Spark, to food festivals and new business such as Brew York, the city has developed many new successful concepts, I believe it's important to continue this trend and will benefit the financial and societal development of the city going forwards.

I do have several concerns as a local resident about the safety & security of the premises; Mr Laycock has put these concerns to rest by giving examples of other projects managed by Try Market halls in London and therefore I am convinced that if managed correctly they will prevent public nuisance, crime and disorder by providing a well-managed space, however the city has been blighted with anti-social drinking and behavior over the last decade which the Council seems to have done very little to mitigate or reduce. If this project is yet again going to be a place to attract local tourists on drinking day trips, my support would be withdrawn.

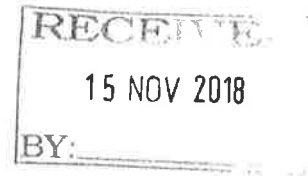
Finally, I think this project is a perfect progression for York to continue its improved food led offerings, making it one of the go-to destinations in the country. This project clearly fits with this progression and will add great value to the local community and economy if managed appropriately.

Best wishes,

Biba House
St Saviours Place
York
YO1 7PJ

(7)

City of York
Licensing Services
Hazel Court Ecodepot
York
YO10 3DS.
12th November 2018



SUPPORT: Application for new Premises Licence by Try Market Halls for Stonebow House, York, Licensing Act 2003 Ref CYC 062590

Dear Sirs,

My name is _____ I run a restaurant in York city centre, a stones throw from the proposed site.

I am writing in support of the new development on Stonebow, for many reasons – firstly, I feel the city is lacking in new and exciting places to eat, especially in this area. There are a few places to eat and relax in York centre with various food offerings, but all are outside, this will change that and offer something more, which I feel is needed. It will also be offering space for local independent business, and supporting local talent to shine, and providing valuable new job opportunities.

The site has stood still for the past few years after a mixed past with a recent history of anti social issues I believe that Try Market Halls will make this an asset to the city and ensure this new restaurant is both safe and well managed for everyone to enjoy.

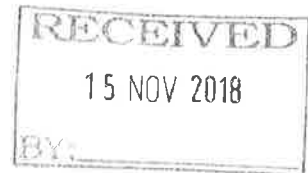
York city centre lacks a space of this size and quality for business meetings and conferences etc, a place with a relaxed nature as this would be brilliant, a place for people to get together in an indoor, stylish and innovative setting with something different that York has not seen.

This will add value to this area and to the city, and I feel it will also add that extra excitement towards the tourists of York. This is also a great chance for a family friendly space that is new and exciting in a safe and well managed environment. I'm looking forward to it opening!

Regards, _____

YO1 9TT

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



14th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

To whom it may concern,

I am writing to register my support for this incredible new development, along with the new Premises Licence mentioned above.

Not only do I believe that this space will bring community to an area which for so long in the past has let anti-social behaviour and bad upkeep dictate the impressions of the general public, but also will shine a light on such an incredible space which I, along with many others feel that the building deserves.

After speaking of the plans not only for the building, but for the Premises Licence for Stonebow House to a few people who live and work around the city centre, I felt a strong sense that the people of York are more than happy to welcome such an exciting concept not only into their city but also into their day to day lives. The novelty of providing a place to meet friends, enjoy a good atmosphere, all in an exceptionally well managed, safe and secure space certainly excited me, and after these conversations, I can guarantee many others feel the same.

I have heard such great things about the Try Market Hall in Fulham, and so decided to do a bit of research to see how the space has benefited not only the local community but also visitors. With comments such as 'relaxed space', and 'great place to meet OR have a meeting!' being mentioned all over the internet, I am confident that by replicating this space in York, it would capture the hearts of many people, be it locals or visitors.

For so many years before, the neighbours surrounding Stonebow House have had to put up with poor standards, nuisance behaviour and bad general upkeep of the building, resulting in them having a poor impression of any future plans proposed to fill the space.

Not only will excellent management and promise of a secure community driven space ensure that Try Market Halls' concept will be an absolute success, but it will mean totally avoiding the problems which this area has unfortunately faced in the past. With regards to the concern about vertical drinking, I think that very quickly people will realise that this is not just another nightclub, but rather a space to relax, enjoy delicious food, and support independent business.

My final point is regarding the opportunities which the space will open up, not only to budding entrepreneurs, but also to existing business owners who are looking for an affordable alternative to branch out their business. Unfortunately, with so many venues/properties charging incredibly high rates of rent, I have seen many independent food outlets close in the recent years. As the General Manager of a successful independent restaurant in the heart of York, I for one certainly understand just how important it is to open up opportunities to people with a dream.

In conclusion to these points, I am very much in favour of Try's concept, and the idea that this will change the opinion of so many that Stonebow House is just a blot on the landscape.

Kind Regards,

Alder Way
York

(9)

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.

Micklegate,
YORK YO1 6JX

12th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Council officials,

I would like to submit a letter of support for the proposed Try Market Halls at Stonebow House. While it has had some supporters, for most people this building has been a blot on the landscape for very many years. I have lived here for all my sixty odd years and it has been an area to avoid. Now it seems that it could be an attraction in its own right !

I have seen the plans for the market and I think it would be a very good thing for the city.

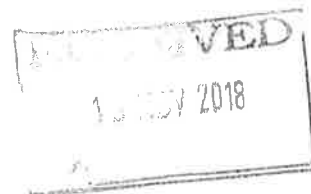
As an independent business owner I can see how the market will serve and actively support start ups and local talent.

The concept they have developed in Fulham and elsewhere looks exciting, interesting and upmarket. It is of course this latter aspect that makes it a very unlikely source of anti-social behavior and on that score I would be happy to support its positive impact not just on the daytime shopping environment (quite frankly that's a no-brainer) but even on the night-time dining environment.

I gather that TRY wishes to trade with independent youngish or even new businesses. As one such business owner, I can only see positives in this: it will engender employment, encourage visitors to the city, and generate revenue for the city economy. As the city centre suffers from the dreadful recessionary impact of the retail die-back, as streets like Coney St become wastelands of deserted prime properties, it is essential that the council encourages as much regenerative impulse as possibly can be mustered.

It would be hard to justify turning down this application.

Yours sincerely, *f*



Walmgate
York
YO1 9TX

City of York Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS

licensing@york.gov.uk

10th November 2018

Letter of Support – Planning Application ref: CYC 062590

Licensing Act 2003 - New premise licence application for new premises licence by Try Market Halls for Stonebow House, York

I would like to record my support for this application.

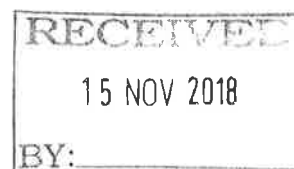
As the owner of a new independent York business myself, I wholeheartedly welcome the opportunities that the proposed Market Hall York would bring to fellow new independent ventures in the city as well as providing ideally located premises for existing independent businesses to expand to.

Market Hall Victoria and Fulham are both beautifully sympathetic to the surrounding areas and the application for Market Hall York indicates that the heritage of York will be fully respected in this development. Stonebow House has been a blot on York's landscape for many years and bringing this building back into a well-managed space would contribute towards the revitalisation of the area and thus preventing public nuisance, crime and disorder often associated with unused buildings.

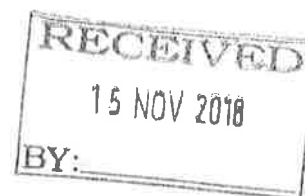
Market Hall York would be a welcome, inclusive and refreshing addition to the already thriving independent food scene in York; creating a number of employment opportunities and a vital and positive step towards the reviving of the high street.

Yours sincerely

Owner



City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



12th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Sirs,

I would like to register my support for the proposed development of Stonebow House by Try Market Halls.

Taking note of the area, and the painful neglected eyesore it was and the previous disappointing mis management of it's well being, I am convinced that the Market Hall will transform this property into a real asset to the city. It will have a profoundly positive impact on the area to see a fresh change featuring some of our best independent businesses under one roof.

Furthermore, as a manager in a successful independent business, I can fully support the ideology of this establishment. To provide a well managed, safe and secure dining environment for a large scale amount of people is just what the city needs.

I look forward to the final product of which I will fully support from day one, and will be keen to bring my family and friends to this feel-good enriched environment.

Regards,

Walmgate
York
YO1 9TY

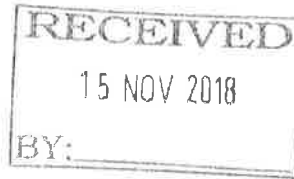
City of York

Licensing Services

Hazel Court EcoDepot

York

YO10 3DS

**SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590**

To whom it may concern,

I would like to add my support to the proposed grant of a premise licence for the ground and basement of Stonebow house as applied for by Try Market Halls York Limited.

As a proud resident of York for several years, the Stonebow Hall has been a blot on the city centre landscape for some time now and since I can remember has hosted various types of anti-social behaviour. I support the Try Market Halls application because their plans would turn this space into a safe and secure site offering an exiting opportunity for independent businesses and local residents alike.

The Try Market Hall is a new and exciting concept to York and will be the first of its kind outside of London, which is testimony to the progressive nature of the city. Projects like this will further put York on the "Map".

I firmly believe this project will bring nothing but benefits to the city of York and will be a good neighbour to all local residents surrounding the venue and beyond. The market hall will be professionally managed and will be a family friendly environment, a true "space for all".

Yours faithfully,

York Resident

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS



14 November 2018

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York,
Ref CYC 062590

Dear Sirs,

I write in support of the launch of Try Market Halls in Stonebow House in York.

I first came to York over a decade ago as a student at the University. At this time the area around Stonebow, and the building itself, was broadly a "no go" area – a place to move through, rather than visit. Stonebow House was seen as a blot on the landscape – dark, unloved, run down and depressed, inhabited by a struggling band of downmarket businesses. Such an atmosphere attracted crime and anti-social behaviour – we would avoid walking through it late at night.

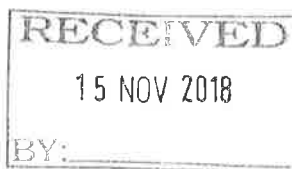
In the time since, the area around Stonebow has undergone a stirring revival – with the construction of upmarket apartments and businesses, such as Hiscox, investing heavily in the area. It is now apparent that Stonebow itself is the final piece to be transformed. It is clear from the planned regeneration of the site and market hall, that the developers are aware of the site's troubled past and are committed to building an experience that appeals across the generations – that is safe, secure and aware of its neighbours and community commitment. Gone is the nightclub emptying at 3am. Gone is the crime, the unkempt appearance and negative press. Instead, we see the start of a responsible chapter in the building's history.

Much is made of York's thriving independent businesses and the new Market Hall, building on the work of others including Spark, will provide a valued space for indie food startups to grow and develop. It is an opportunity afforded to businesses in many other cities – now is York's chance. We cannot base York's future success purely on its chocolate box image and long history – important though these are. It should embrace the different, champion the bold and be a flag bearer for diversity.

In short, the Market Hall can only be seen as a good thing for York and will transform the Stonebow into a destination in this City once again.

Kind regards,

(14)


**Future
Group**


The Future Group York Ltd.
Meadowcroft Farm
York Rd, York YO26 8EZ

01904 777094

futuregroupyork@gmail.com

City of York Licensing Services
Hazel Court EcoDepot
York YO10 3DS

13th November

**SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House,
York, Ref CYC 062590**

Dear Sirs,

I would like to register my support for Try Market Halls scheme at Stonebow.

As a local resident, business owner, and customer of York's bars and restaurants I was excited to see the plans for Try Market Halls scheme within Stonebow House.

I welcome the idea of a place where I can take my family to enjoy great, freshly cooked food in a safe and secure environment, which will offer lots of choice of all of us, within the same venue.

The Stonebow refurbishment is well overdue and this scheme will be of great benefit to those who live in the locality, as well as an attraction to those who already enjoy visiting the city.

I've visited food halls in other cities and I'm always impressed with the creativity and vibrant offerings independent operators can deliver in such venues. Market Hall's other venues in London look to be well managed and a great asset their neighborhoods.

I also look forward to seeing how The Market Hall will join in with the city's great events such as the Food & Drink festival, in such a fantastic, purpose built space.

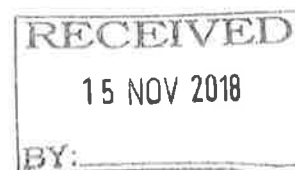
Regards,

Director – The Future Group York Ltd

(15)

Murray Street,
York,
YO18NP

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS



14th November 2018

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 082590

To whom it may concern,

I am writing to show my support for the application from Try Market Halls to obtain a Premises Licence to operate in Stonebow House.

As somebody who has operated in independent hospitality and retail in York for over 10 years I fully understand the importance of being diligent when it comes to licensing and none of us want to see the continuation of the rowdy and anti social groups who drunkenly descend into our City and are a nuisance to locals and tourists alike.

That being said I firmly believe that we should embrace anything that has the potential to enhance the City and further put York on the map as one of Britain's best destinations to visit. I feel this is certainly the case with the Market Hall, which I understand will be the first of its kind outside of London. A Hub for people to meet, eat and enjoy a civil drink. They will support local independents by allowing local restaurants/street food vendors and chefs an affordable option to operate, thereby continuing York's transformation from a City with a dying High Street to a place with a thriving Independent scene.

This will be a food led project which will NOT tolerate anti social behaviour, irresponsible drinking or anything that would disturb the neighbours whether it be noise or mess. I've met representatives from Try Market Halls various times through my work and have the upmost confidence the venue will be professionally run, family friendly and have the necessary security to make the experience safe and secure for all those who visit. I believe this project will be an asset for this city and would again like to voice my full support.

Yours Sincerely,

RECEIVED
15 NOV 2018
BY:

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



12th November

**SUPPORT Application for new Premises Licence by Try Market Halls for
Stonebow House, York, Ref CYC 062590**

35 Bishopthorpe Road
York
YO23 1NA
t: 01904 675115
e: thepigandpastry@hotmail.com

Dear Sirs,

I would like to register my support for the proposed development of Stonebow House by Try Market Halls.

This property has been a blot on the landscape for many years with a chequered history of downmarket operators and a general embarrassment. It has been blighted by anti social behavior and poor standards that have impacted on both neighbours lives and the impressions of our lovely city. I have looked into the type of restaurant operation run by the applicant and am confident that they will turn this building into a well managed, safe and secure environment for everyone to enjoy.

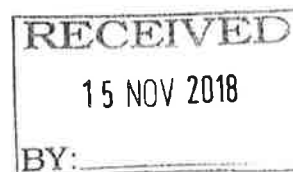
Also as an established, local independent business owner its great to see a business committed to investing in York to showcase the best of local independents in a new upmarket dining hall concept. This will be the first outside of London ahead of bigger more prominent cities and I can't think of a good reason why we wouldn't want this to happen to turn a blot into a plus for York.

Interestingly I notice they're going to be supporting the festivals and events in the city by sharing little tasters to give visitors a mini experience of the wider York which will get people exploring and spending more!

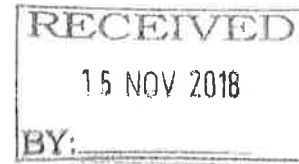
To sum up I support it as it will be a cool place where I can take friends or family under one roof, well managed and safe with thorough security, and one where I'll definitely be taking my family to!

Regards.

The Pig & Pastry
35 Bishopthorpe Road
York
YO23 1NA



City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



14th November

**SUPPORT the Application for new Premises Licence by Try Market Halls for
Stonebow House, York, Ref CYC 062590**

Dear Sirs/ Madams,

I am writing to express my support for the launch of Try Market Halls for Stonebow House – York.

Being a resident in York since 2011 I have seen the benefits of a changing York. We have seen the extensive redevelopment of the Hungate area over this period of time. The development of new residential accommodation and commercial premises has brought more energy to a long forgotten part of York. To cap this off it is my firm belief that the space in Stonebow house (formerly occupied by Heron foods, The Duchess, Fibbers, Coral etc.) needs to be occupied by an innovative and different concept. Try Market Halls meets this criteria perfectly.

The work that Try Market Halls are expressing is one that fits the York cultural backdrop well. Rather than noisy and boisterous night clubs of previous years, this space could become a social and cultural hub for all generations in York. It would greatly benefit the small businesses in the area as it would give them the opportunity to start and spool up their business plans to then occupy larger store frontages. This would have the effect of creating a pipeline of businesses always ready to occupy premises on the high street rather than leaving them empty.

In summary, this project should be seen as the "cap-stone" of the revitalisation of this area of York. One where everyone can enjoy a large space that was previously avoided by many residents, that could become a great place to meet and enjoy each other's company. I implore the licensing committee to approve Try Market Halls plans for Stonebow House,

Regards,

Spalding Avenue
York
YO30 6JJ

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



12th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Sirs,

I would like to register my support for this exciting new development and specifically the new premises licence application above.

I have hoped for many years, along with everyone else I've talked to, that this unloved building would be smartened up and turned into something worthwhile for York. It really has looked so scruffy and out of place for so long and built up a bad reputation for anti social behaviour. It is now vacant and I'm very excited that Try Market Halls have chosen York above other cities, and this building particularly, to be their first Market Hall outside London.

To see how they operate I went to London specifically to visit their Market Hall in Fulham. It was extremely impressive and left me in no doubt whatsoever that Stonebow House would both provide the perfect venue and also that it would be exceptionally well managed and safe and secure. I also noticed when I had lunch there that there was a real mix of customers from couples to families with young children and dogs as well as business people meeting and eating. I know there is concern about vertical drinking this is definitely not a place for that it's about all sorts of folks enjoying food in a unique restaurant environment. I left totally convinced that this is exactly what York needs in that location- what a result it would be!

As a proud independent business owner I am very pleased to see the great opportunities being presented by Try to enable local rising stars to get involved without substantial premises costs. We have an outstanding independent food offer and this will add to the local food scene as well as creating more much needed jobs.

I trust that sense prevails and that the City seizes this opportunity to create a real asset where locals and visitors alike can enjoy different dishes in a uniquely designed space. I also like the fact that the Market Hall will put on activities to support the city's fabulous events and festivals programme to give a real feel for the city.

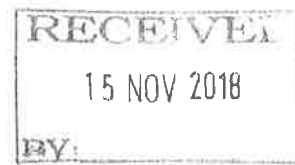
To conclude I'm very much in favour of Try's proposal to turn over a new leaf for this building and area by introducing a great new concept which is well managed, safe and secure.

Regards,

Grape Lane
York
YO1 7HU

20

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



12th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Sirs,

I would like to record my support for the development by Try Market Halls and specifically their application for a new premises licence for Stonebow House as per the above reference.

Having looked at their Fulham and Victoria sites in London they clearly know how to manage and safely secure high profile, busy premises for everyone to enjoy their visit. Its exciting to know that York will be next and that this space will be sympathetically designed to welcome customers of all ages and provide some of the best local dishes with choices of different restaurant seating areas under one roof.

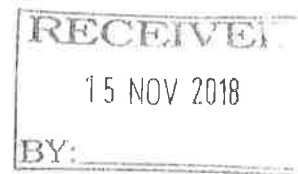
I am a passionate advocate for the positive regeneration and cultural benefits that independent restaurants bring to the immediate area and local food economy. I firmly believe this Market Hall will have a profoundly positive effect as Skosh and Partisan has had on the once vertical drink blighted Micklegate.

This exciting development of this maligned building will further raise, and civilize the quality of York's offer whilst ensuring it remains welcoming to all and I'm sure it will proactively manage the space to keep it well managed, safe and secure.

Regards,

White Wall Lane
Harrogate
HG3 2SD

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.



12th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Council officials,

I would like to express my support for the proposed Try Market Halls at Stonebow House.

This property has been a problem not only for the landscape of the city but a place that also generated anti-social behaviour, crime and a general shameful area for the city. Things are looking up since the refurbishment and it would be fantastic to see a thriving, family oriented, independent talent filled space.

I have been a manager of independent establishments in York for over 4 years and I can see how the market will offer opportunities to locals in the start up incentives they are showcasing. It is also the kind of environments we need more of to provide an offering to families and the general public that is not chain based or drink based. I have witness first hand the deterioration of the nightlife of the city I grew up in, and the difference it makes when you have a more continental approach to food and drink, in civilized hours, with the guarantee that it has been expressed that the sociable hours of opening and even the prices will deterred the kind of crowds that haunt our streets and keep the locals away from the city center at night.

Lets let it happen,

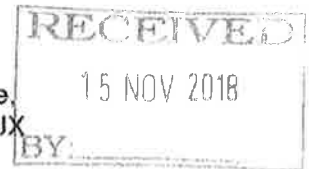
With Regards

Belle Vue St
York
YO10 5AY

(22)

City of York
Licensing Services
Hazel Court EcoDepot
York
YO10 3DS.

Micklegate,
YORK YO1 6JX



12th November

SUPPORT Application for new Premises Licence by Try Market Halls for Stonebow House, York, Ref CYC 062590

Dear Council officials,

I would like to submit a letter of support for the proposed Try Market Halls at Stonebow House. Since moving to York this area has always been an area to avoid, not just visually unattractive but also ridden with problems. The space now looks fantastic and needs to be brought out to life and the market Halls sounds fantastic.

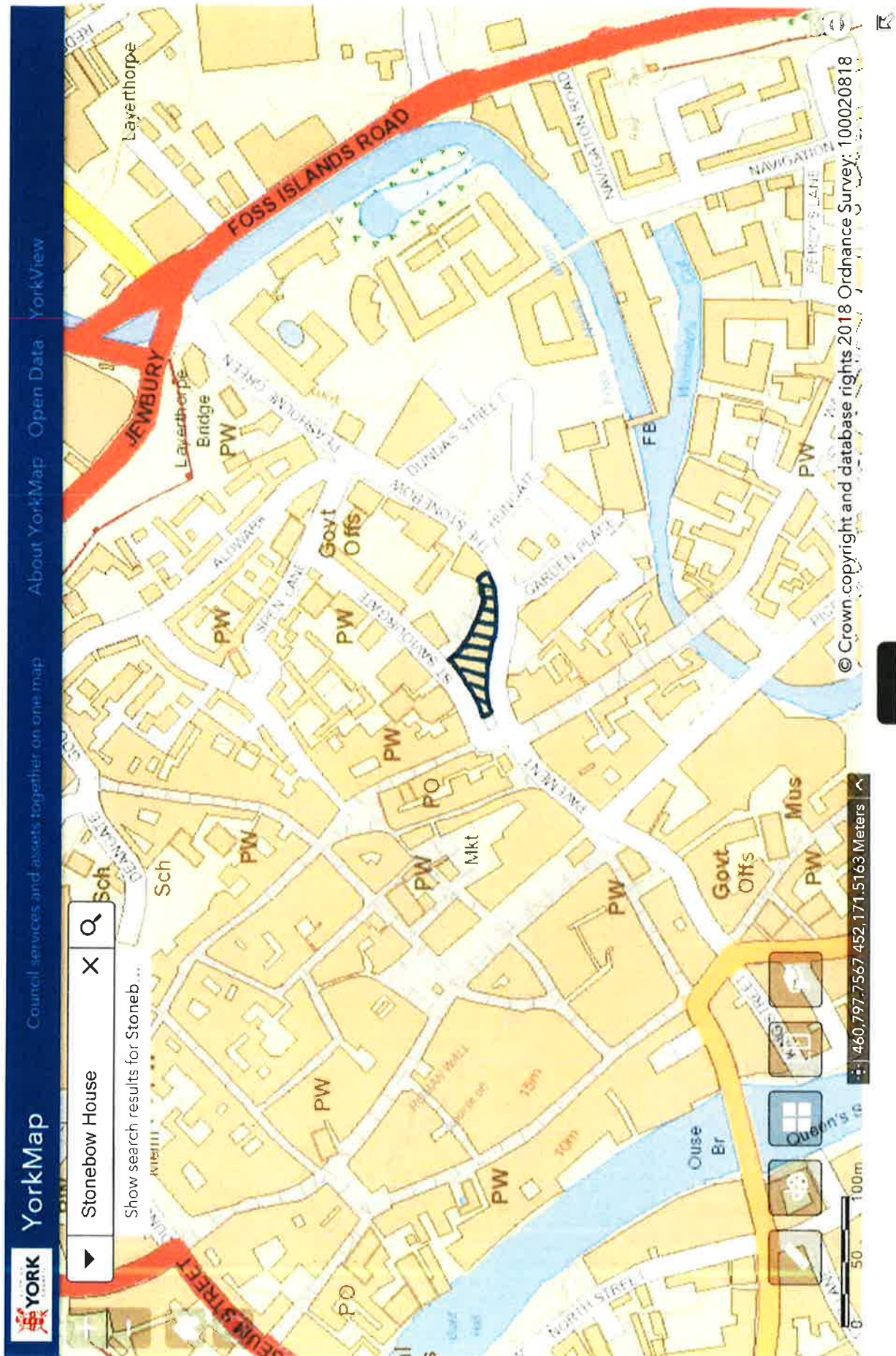
I have seen the plans for the market and I think it would be a very good thing for the city, the kind of enterprise that should have support in our thriving city.

As an independent business owner, I can see how the market will serve and actively support start ups and local talent with their financial incentives. The promise of actively taking part in festivals and events , and creating events means it will also mean expanding the richness of what the city has to offer.

As a model, I think it is a very exciting possibility for York, I have visited similar places in London , like the Mare Street Market in Hackney and I was blown away by the atmosphere and the beauty of having so many good options under the same roof. What York needs is more outlets like these and less drink oriented businesses that attract the wrong kind of customer and visitors to town. I think this gives us the hint that The Market Hall will take very seriously its position in relationship to its surroundings, its neighbours and transforming an area with a history of anti-social behavior and crime.

All in all , I think that the Market Hall will be a brilliant addition to our city.

With Regards



This page is intentionally left blank

MANDATORY & PROHIBITED CONDITIONS – PREMISES LICENCE LICENSING ACT 2003

MANDATORY CONDITIONS WHERE LICENCE AUTHORISES SUPPLY OF ALCOHOL

1. In accordance with section 19 of the Licensing Act 2003, where a premises licence authorises the supply of alcohol, the licence must include the following conditions.
2. The first condition is that no supply of alcohol may be made under the premises licence -
 - (a) at a time where there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. The second condition is that every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –
 - (a) games or other activities which require or encourage, or are designed to require or encourage individuals to –
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be

considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either –

- (a) a holographic mark, or
- (b) an ultraviolet feature.

7. The responsible person must ensure that –

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures –

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25ml or 35ml; and
- (iii) still wine in a glass: 125ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

MANDATORY CONDITION: ALCOHOL PRICING

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1 –

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);

(b) “permitted price” is the price found by applying the formula –

$$P = D + (D \times V)$$

where –

- (i) P is the permitted price,
- (ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence –
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence,
 or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994(7).

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

MANDATORY CONDITION: DOOR SUPERVISION

1. In accordance with section 21 of the Licensing Act 2003 (as amended by section 25 Violent Crime Reduction Act 2006), where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must -

- (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
- (b) be entitled to carry out that activity by virtue of section 4 of that Act.

2. But nothing in subsection (1) requires such a condition to be imposed -

- (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c.12) (premises with premises licences authorising plays or films), or
- (b) in respect of premises in relation to -
 - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence, or
 - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).

3. For the purposes of this section -

- (a) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies, and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act), and
- (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

MANDATORY CONDITION: EXHIBITION OF FILMS

1. In accordance with section 20 of the Licensing Act 2003, where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
2. Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.
3. Where -
 - (a) the film classification body is not specified in the licence, or
 - (b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.
4. In this section - 'children' means persons aged under 18; and 'film classification body' means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

Legislation and Policy Considerations

1. The following provisions of The Licensing Act 2003 apply to this application: S4 general duties of licensing authorities; s17 application for premises licence; s18 determination of application for premises licence; s23 grant or rejection of application; ss19, 20 and 21 mandatory conditions; The Licensing Act (Mandatory Licensing Conditions) Order 2010; and The Licensing Act 2003 (Mandatory Conditions) Order 2014.
2. The following provisions of The Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005 apply to this application: Regulation 42, Part 2 (Premises licences) and Part 4 (General) relating to applications, notices and representations and advertisement of applications
3. The following provisions of the Secretary of State's guidance apply to this application: Section 2 The Licensing Objectives; Section 9 Determining applications; Section 10 Conditions attached to premises licences and club certificates; and Section 14 Statements of licensing policy.
4. The following paragraphs of the licensing authority's statement of licensing policy apply to this application: 5.0 Applications for Premises Licences, Club Premises Certificates and Variations; 6.0 Guidelines for Applicants; 7.0 Saturation and Cumulative Impact and 8.0 Licensing Hours.
5. The Committee is reminded of their duty under the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the authority's responsibility to co-operate in the reduction of crime and disorder in the city.
6. The Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property, which may include licences in existence, and the protection of private and family life.

This page is intentionally left blank

**ADDITIONAL
INFORMATION FROM
REPRESENTOR –
RESIDENTS
ASSOCIATION**

This page is intentionally left blank

York
YO1 8NN

Ms Angela Bielby
Democratic Services
2nd Floor, West Offices
Station Rise
York
YO1 6GA

20 November 2018

Re. Stonebow House Licence Hearing – Additional Information

Dear Ms Bielby,

I would like to attend the above hearing and speak on behalf of the Residents Association to explain the impact that this licence, if granted, will have on our daily lives. I would also like to make the additional points:

It is well documented that York is suffering reputational damage from binge drinking groups that arrive in York by train at weekends. They often arrive tipsy and continue to drink throughout the day so that by around 4pm on Saturday afternoons York city centre is a place to avoid. These groups (often hens and stags) make a bee line for large bars that can accommodate their party and they can reliably be seen at around 7pm lunging from one bar to the next, often staggering around in the middle of the road.

It is no wonder that York attracts binge-drinkers: In 2015 there were 799 licensed premises in York. Today there are over 1000, of which 485 are located in YO1. (Source: elicensing.york.gov.uk).

From the York Alcohol Needs Assessment Consultation in 2016 we know that

1. York has significantly higher numbers of people who binge drink
2. General drunk behaviour is seen as the most problematic reason for anti-social behaviour in the city
3. Alcohol is a contributing factor in half of all river deaths in York
4. Half of all violent crime is alcohol related.

These points are highly relevant to this case because the proposed Try Market Hall in Stonebow House will be a large venue accommodating 600+ drinkers and will be highly attractive to these boozy groups. The licence application as submitted would allow these groups to be served alcohol without any obligation to purchase a meal. Venues like this will further fuel York's binge-drinking problem and contribute to lasting reputational damage to our city.

Try Market Halls make the point that the food to drinks ratio will be 70:30 but when asked for clarification it was explained that this was the turnover split and not the profit. Profit is the key measure here and it is common knowledge that profit is made on the sale of alcohol with very small margins on food. This is further evidenced on the Try Market Hall website where a new "drinking terrace" is planned (see below). There should be no doubt that the driver for profit in this venue will be alcohol sales.

York city councillors on this panel have the opportunity to stop the downward spiral that is spoiling York for residents and tourists. Please make the decision to protect the reputation of York.

Yours faithfully,



We have transformed the abandoned arcaded
bays of Victoria's Terminus Place into a
sustainable new destination for local residents,
workers, commuters and visitors to the city.
Since 1909, the space has housed an Edwardian
shopping arcade, a restaurant, and more recently
the super-club, Pacha.

Market Hall Victoria showcases a diverse and
eclectic offering of food and drink across three
floors with eleven kitchens, a coffee shop, and
three bars championing independent British-
made beers & spirits. A 100 person drinking roof
terrace will also launch in Spring 2019.

Enquiries - bookings@markethalls.co.uk

**ADDITIONAL
INFORMATION FROM
REPRESENTOR –
LOCAL RESIDENT**

This page is intentionally left blank

York
YO1 8NN

Licensing Services
Hazel Court
York

20 November 2018

**Additional Information: Try Market Halls
Licence application for Stonebow House**

Dear Ms Bielby,

Further to my recent objection, I would like to add the following information to help the panel to understand what it is like to live in close proximity to the live music and drinking venues that were previously located in Stonebow House.

My bedroom overlooks the Hungate side of Stonebow House. This is where smokers hang out along with drug takers and people who do not want to be seen. It is also where the live music bands would load and unload their vehicles and where the bin lorry would collect waste and bottles. All of things created a noise nuisance from morning until the middle of the night so that I could not sleep.

This noise nuisance was not limited to the weekends, it was every day of the week. To illustrate this point, I include emails send by my mum to Ian Gray from Noise Patrol, asking for help. All of these emails were sent mid week when the officers were not working late. On some days, I couldn't get to sleep at all and didn't want to go to school the next day. My younger sister had to stay at home one day because she had been kept awake all night with the noise.

I hope you will understand why I feel so strongly about this.

Yours faithfully,

Emails sent to Ian Gray, Noise Patrol in 2013 to demonstrate the impact of a music venue located in Stonebow House (Fibbers) on local residents

Dear Ian,

It is 11pm on Monday night and once again Fibbers is booming out the bass so that my house is vibrating and I am unable to sleep. Please can you take further action to stop the racket?

Many thanks,

Dear Ian,

I wasn't expecting to have to write again so soon but it's now 1am and my windows are rattling with the racket coming from Fibbers. My husband has just popped round to see if the doors are open. The doors are closed but the shutters are rattling with the throbbing bass, which is louder than ever tonight. This is just unbearable.

Regards,

Dear Ian,

It is after 1am and my family has been woken by the music coming from the club. The bass is thud, thud, thudding again. The club clearly has no regard for the residents living on the street and I would be most grateful if you could take appropriate action to stop this nightmare.

Many thanks,

Dear Ian,

Thanks for the update. ..I had an inkling that it would be a rowdy night as I could hear the band warming up around 5pm. They could have been playing in my back garden, it was so loud. The children went to bed at 8.30pm but were still awake at 11.30pm begging me to stop the music. I feel really sad that they are affected by the noise from Fibbers, that I am unable to do anything about it and that, despite your best efforts, the problem continues. Best wishes,

ADDITIONAL INFORMATION FROM APPLICANT

This page is intentionally left blank

Try Market Halls

Stonebow House



PRESENTATION TO
CITY OF YORK COUNCIL

Contents

Shield Licensing Impact Assessment	1
Big Sky Acoustics – Noise assessment	17
Food Menus	37
Drinks Menus	46
Havana Café and Cocktail Bar Premises Licence	47
The Duchess Premises Licence	60
Media Articles, Quotes and Photographs	75
Try Market Halls Kitchens	91
Try Market Halls Photographs	103



19th November 2018

Licensing Impact Assessment

Try Market Halls, Stonebow House, York, YO1 7NP

Author: David Gair – Shield Associates

For: Mr David Laycock & Mr Scott Barnes (Try Market Halls York Ltd) & Mr Marcus Lavell (Keystone Law)

Reference: SA2018/0133

1. Introduction

1.1. I retired from the Metropolitan Police Service as a Chief Inspector in September 2013 after having completed 31 years' exemplary service. I was personally responsible for policing, liaison, partnership working and compliance in relation to licensed premises in the London Boroughs of Westminster, Sutton and Kingston-upon-Thames as well as involved in licensing issues and strategies across the Metropolitan police area.

1.2. In September 2013 I formed a security consultancy company with Mr Ian Smith, former Detective Superintendent in the Metropolitan police, a similarly experienced and qualified licensing practitioner and member of the Institute of Licensing. Together, we have carried out numerous licensing impact assessments and compliance visits and have been involved in developing and delivering nationally accredited training sessions at licensed venues across London and the South East of England at a number of licensed establishments including restaurants, pubs, cocktail bars, night clubs, private members clubs and large late-night entertainment venues in relation to crime reduction, anti-social behaviour, forensic awareness,

personal safety, drugs awareness and the importance of their responsibilities under the Licensing Act.

1.3. My last post was as Chief Inspector Operations at Kingston-upon-Thames responsible for all Licensing related issues and enforcement with a dedicated licensing team under my command. As part of my responsibilities I managed and delivered a series of crime and disorder reduction and public safety strategies in relation to 'Oceana' nightclub in Kingston – upon - Thames (now PRYZM) which had headed a list of London's top 50 night-time economy venues ranked according to the amount of crime generated from these venues.

1.4. In relation to my responsibilities I undertook problem solving, partnership working and compliance regimes to ensure the safety and security of patrons, staff and the local community in relation to NTE licensed premises, large night-clubs and venues that remained open beyond 0200hrs. This included late-night refreshment houses, liaison with public transport providers and licensed mini-cab activities as part of the larger problem-solving initiatives.

1.5. The strategies I put in place resulted in an immediate 25% reduction in crime at 'Oceana' and falling crime throughout a six-month period resulting in the venue being removed from the top 50 NTE venues ranked according to reported crime in London.

1.6. I am a member of the Institute of Licensing and as such am qualified to conduct compliance audits and security reviews on licensed premises.

1.7. I am aware of the potential impact of the operation of NTE venues on local communities and have provided reports to licensing committees and courts in relation to a variety of licensing issues on various occasions both as a senior police officer and Director of Shield Associates.

1.8. As a company, our aim is to provide independent regulatory support to the Licensing trade, offer problem solving and compliance guidance and support the key objectives of the Licensing act in reviewing working practices, policies and procedures to ensure:

- The security and safety of those visiting a venue
- The prevention of crime and disorder
- The prevention of public nuisance

- The protection of young & vulnerable people from harm

1.9. As such we have undertaken comprehensive reviews and audits of licensed premises to ensure compliance and responsible management in support of the licensing objectives. We have delivered training to staff at licensed venues, local Pub-Watch schemes, personal licence holders and SIA door security companies.

1.10. As a company, we undertake independent reviews of premises when instructed to do so and as such my duty is to the licensing committee, venue owners and local community when considering the impact of any new licence application or variation to permitted hours' application.

1.11. All issues and facts identified in this report are true to the best of my knowledge and belief. They were either witnessed or experienced by me or told to me in good faith. The expert opinions I have expressed in this report are honestly held, accurately expressed and based on my professional experience. The fee for this report is not conditional on the outcome of the case in anyway whatsoever or the contents of my report. I understand that my primary duty as an expert is to assist the Court and/or Council's licensing sub-committee with my honest opinion and observations. I have always endeavoured to honour those duties to the best of my ability.

2. Instructions to Shield Associates

2.1. Try Market Halls Limited has instructed Shield Associates to undertake a Licensing Impact Assessment in relation to their proposed development and use of Stonebow House, York (Appendix A – Picture 1). The building is currently being renovated and the plans, seen by Shield Associates, propose the use of the venue as a themed licensed food court type space offering up to nine independent cafes/restaurants over the two floors.

2.2. Shield Associates have been asked to consider whether the proposed hours for the sale of alcohol at the venue will have any significant or unexpected impact on the Licensing objectives, especially in relation to:

- Crime and disorder
- Anti-social behaviour and/or public nuisance
- The effective and careful management of the dispersal of customers

3. **Venue history & background**

3.1. The Stonebow, York is a fairly recent road opened in 1955 during a slum clearance programme that links Pavement with Peasholme Green. Stonebow House was built in 1964 and was immediately the subject of criticism with journalists from The Guardian and The Observer describing it as 'hideous' and 'sheer visual misery to the passer-by' respectively.

3.2. During the years the building would appear to have included a multi-storey car park as well as a number of businesses that have included a betting shop, supermarket, shops and two nightclubs.

3.3. Most recently the two nightclubs operating in the building were 'Fibbers' and 'Duchess' licensed until 0400hrs. 'Fibbers' closed in 2014 and 'Duchess' in the summer of 2016 when the owners of the building went into administration and the building was sold. Plans submitted by the new owners' (Oakgate) involved wholesale refurbishment and included developing luxury apartments (now completed) and restaurants.

3.4. During our visit on Friday 16th November 2018 I noticed the external building, now mostly clad in glass, and the flats above are a significant improvement on the pictures I have previously seen of the old Stonebow House. Access to the venue has been restricted to two main entrances/exits, one from Whip-Ma-Whop-Ma-Gate at the junction of St Saviourgate and the other from The Stonebow along the side of the venue where three bus stops are located (Appendix A – Pictures 3, 4 & 5).

3.5. Plans for the venue are detailed and comprehensive. A full operational management statement has been prepared in support of the development of the venue that sets out a vision that will look to *'ensure that the premises operates efficiently, effectively and meets the dual objectives of commercial viability and serving the interests of the local community who (it is envisaged) will be the primary*

customer base'. In my experience, the plans are extremely well considered and, if implemented, will help ensure that the Licensing objectives are fully supported.

3.6. The premises are still undergoing refurbishment; therefore, we were not able to see the venue in operation. The capacity for the venue is currently proposed at 440 for the upper level and 330 for the lower level. The venue is looking to apply for the following licensed hours for the supply of alcohol:

- Sunday - Wednesday 1030 to 2300hrs (close at 2330hrs)
- Thursday – Saturday 1030 to 0000hrs (Close at 0100hrs)

3.7. In support of the Licensing application a list of proposed conditions has also been developed by Try Market Halls York. These again, in my experience, are detailed, comprehensive and include the majority of conditions and controls that I would expect from a responsible licensee/manager of licensed premises. The only information that is currently absent from the conditions is any specific mention of the management of smoking areas outside the venue. This has been mentioned to the owners and will be addressed.

3.8. As the premises have been under development for the past two years there is no recent crime or disorder data associated with the venue to analyse or consider.

4. The premises locality

4.1. The proposed venue will be located within the newly developed/refurbished Stonebow House on The Stonebow as detailed above. It would appear that The Stonebow is just outside though “directly adjacent” to York City Centre’s Special Cumulative Impact Policy Zone (“CIZ”) according to the representation from the Environmental Protection Unit (although I note the police representation indicates that the Whip-Ma-Whop-Ma Gate entrance is possibly within the CIZ).

4.2. The Stonebow runs from Pavement to Peaseholme Green and is in close proximity to Whip-Ma-Whop-Ma-Gate, St Saviourgate and Shambles, all of which are busy and popular tourist and visitor locations within the city centre.

4.3. There is a cab-rank allocated for up to twelve licensed cabs in St Saviourgate (Appendix A – Picture 2). This is located in close-proximity to the front/main entrance to the venue at the junction of Whip-Ma-Whop-Ma-Gate. Along The Stonebow there are around six bus stops (three in each direction) outside the venue offering bus services within York and beyond.

4.3. There are a number of licensed premises within approximately 500m of the venue:

- The Terrace Sports Bar, 5 Fossgate (opposite the venue Appendix A – Picture 8) - Traditional pub offering food and Sports on large TV screens opposite the venue – licensed until 2300hrs
- The Hop, 11-12 Fossgate – Traditional pub – licensed until 0000hrs at weekends
- Cosy Club, 19-22 Fossgate – Bar & Restaurant – licensed until 0000hrs Thursday to Saturday
- Mumbai Lounge, 47 Fossgate - Indian Restaurant – open until 2330hrs.
- The Blue Bell, 53 Fossgate – Traditional Pub (no large groups) – licensed until 0000hrs Fridays and Saturdays
- York's Yummy Chicken – 28 Pavement (just opposite the venue) – Fast food takeaway restaurant – open until 0200hrs
- Sutlers Bar & Kitchen, 54-56 Fossgate – British Bar & Grill – licensed until 0000hrs Fridays and Saturdays
- The Last Drop Inn, 27 Colliergate – Traditional pub – licensed until 0000hrs Fridays and Saturdays
- The Duke of York, Kings Square – Traditional pub – licensed until 0000hrs Fridays and Saturdays
- Shambles Tavern, 44 Shambles – Traditional pub – licensed until 2300hrs
- Ristorante L'Antica Locanda, 33 Shambles – Italian Restaurant – licensed until 2300hrs
- Golden Fleece, 16 Pavement – Traditional pub – licensed until 0000hrs
- Pizza Hut, 10 Pavement – Pizza Restaurant – open until 2200hrs
- Pavement Vaults, 2 Piccadilly – Traditional pub – licensed until 2330hrs

- The Black Swan, 23 Peaseholme Green – Traditional oak beamed Inn – open until 2300hrs

4.4. In the extended vicinity of the venue there are a number of other pubs, bars and late-night refreshment houses and fast-food outlets, including temporary mobile fast food facilities that arrived after 2100hrs and catered for the visitors to the area through to around 0400-0500hrs.

4.5. The nearest night-club to the venue is Kuda, 12 Clifford Street open until 0400hrs Monday (student night) to Wednesday and Fridays with a capacity of around 775 patrons. It is around 750m-1km from the Try Market Halls.

5. Environmental visual audit of the area

5.1. On Friday 16th November 2018 from 1530hrs until Saturday 17th November 2018 around 0200hrs Shield Associates undertook a Licensing Impact 'environmental visual audit' (EVA) of the area in the vicinity of the venue. An EVA considers the geography of the place under review, surrounding licensed venues, pedestrian and vehicular throughput, access to transport links and the general feel and profile of an area in order to gauge any impact in relation to licensing applications when considered against the Licensing objectives.

5.2. We were met at the site by Mr David Laycock who showed us around the building, the local streets and inside the development. He explained the vision of the project to us and the history of problems having been experienced previously by local residents when the night-clubs were operating. He specifically drew our attention to the Alms-houses near the rear of the venue and pointed out the rear access ramp and service area (Appendix A – Picture 7). We were informed that this area had been subject to use by drug users, however, had been refurbished and CCTV cameras installed. The area would be subject to patrols by the security team when the venue is open. The issue of noisy deliveries to the venue was also discussed and Mr Laycock advised us that an acceptable time limit for deliveries would be incorporated to minimise any disturbance yet allow for deliveries to take

place. Mr Laycock appears acutely aware of the need to involve the local community in the project and listen and act on their reasonable concerns.

5.3. Throughout the time we were deployed in the vicinity of the venue and surrounding area it was clear that this is a busy area of York City. Pedestrian and vehicular throughput was busy with The Stonebow having a large number of buses travelling along the road during our audit.

5.4. Most of the licensed restaurants, bars and pubs were open and busy during our visit. There were people walking around the area, including those visiting a Christmas market running along Parliament Street. Vehicular traffic remained fairly constant through the evening until around 0000hrs when it slowed.

5.5. It appeared that smoking arrangements for most of the licensed venues in the area were managed outside or alongside the curtilage of the venues.

5.6. In relation to noise nuisance and anti-social behaviour; during the time of our review noise from the street population, licensed venues, traffic and visitors to the area was typical of the hustle and bustle of a busy city centre. The majority of people in the area were good natured, occasionally noisy and clearly enjoying all that York city centre had to offer.

5.7. We witnessed no incidences of criminal or anti-social behaviour in the vicinity of the venue during our audit.

5.8. As previously highlighted, there is a cab rank directly outside the front of the venue with bus stops situated along The Stonebow and the side of the premises. There are also local mini-cab options to assist patrons getting to and from the venue. The vision, however, would be for the venue to cater for the local community and as such it sits within easy walking distance from the old town centre.

5.9. Dispersal from the venue is envisaged to be managed Westwards towards Shambles, Pavement, Fossgate and Parliament Street. The venue is developing a dispersal policy that Shield Associates have been asked to review and comment on. This will include the management of smoking area(s) at the venue.

5.10. Shield Associates monitored the area throughout the evening and night. The extended area is a busy and popular part of York city centre. Between around 2100-

2200hrs a small number of mobile fast food outlets set up in the area offering burgers, chicken, kebabs etc until around 0430-0500hrs. One unit was located and operated in Whip-Ma-Whop-Ma-Gate opposite the front/main entrance of the venue (Appendix A – Picture 6). We spoke to the server who stated the unit was licensed and that he would operate until around 0430hrs or until there were no more customers. This would suggest that there are still people in the area until around 0400hrs requiring a hot takeaway meal.

5.11. We stayed in the area until around 0200hrs. The pedestrian and vehicular traffic remained constant throughout the evening, tending to slow down after midnight, though pedestrians were still in the area until 0200hrs. All of those we witnessed were in couples, small mixed groups, occasionally a hen-party or small groups of young men. The age range was quite substantial with young men and women out in the city, but also older groups (50-60yrs) visible and visiting the bars, pubs and restaurants. The people and groups we witnessed were all in seemingly good spirits, good natured and well behaved.

6. Conclusion

6.1. In my professional experience, the plans in place for the Try Market Halls York are comprehensive and professional. It is understood that these factors alone do not constitute exceptional circumstances in relation to Special Licensing Policies (even if this premises were inside the CIZ).

6.2. The project manager, Mr David Laycock was impressive with his knowledge of the proposed operational running of the venue and the responsibility involved in supporting the four licensing objectives and mitigating any impact on the local community. He was equally passionate about how the venue would operate and promoting community involvement in the project.

6.3. The area around the venue has several licensed premises (para 4.3.) all operating at around the hours being requested by Try Market Halls. Throughout the evening of the EVA the movement of people in the area was orderly and controlled. I can see no reason why the Try Market Halls would have any negative impact on the local area other than potentially introducing more people into the streets between

2300 – 0100hrs. However, importantly, since Try Market Halls is a food-led premises, appealing to all ages and families, the additional people are highly unlikely to be of a type that will cause the sort of disturbance previously experienced by residents when this site hosted nightclubs/late night vertical drinking bars. This dynamic of customer would be the opposite of groups that, for example, would be attending nightclubs who seek to find food outlets following their dispersal. Equally the dispersal of customers from a food-led premises such as this proposed venue is usually gradual. People tend to trickle out and so the impact of dispersing customers is not of the magnitude that could be expected from a venue (such as a nightclub) where most of the patrons tends to leave at the same time when the entertainment ends. In my view this area is more than capable of catering for the likely dispersal pattern from the venue as bus, cab and pedestrian provision is comprehensive and easily accessible. The dispersal plan being developed would look to encourage people towards the public transport options, mini-cabs and local residences.

6.4. In relation to the provision of smoking areas specifically, this will need to be considered and addressed to mitigate any potential nuisance. Also, once the venue is open, we would recommend an independent compliance visit and impact assessment within the first three months to test the policies, procedures and control measures.

6.5. Specific training measures form part of the licensing conditions and this is something we have found extremely important when looking to support the Licensing objectives. We would look to the management to implement their training regime. They should include the security team / company in any training to ensure a shared understanding of the aims, objectives and ethos of the venue.

6.6. The area is also benefitting from a new residential development at Hungate, just along the road from The Stonebow, where the venue will look to cater for new residents and provide close proximity eating-out options.

6.7. The vision for the venue includes up to nine independent restaurants/food outlets set over the two floors that will look to encourage independent businesses as well as offer opportunities to support local cultural initiatives and events. The target profile of those using the venue would be from the local community, visitors, couples, groups and families. As stated in the operational plan, the venue will not be run as a

night-club and as such presents a far different licensing environment than previously experienced at the venue. Certainly, the licensed hours being requested are substantially reduced in relation to the previous licence and more fit the vision for the new eating out venue.

6.8 The operator has a number of similar venues in London at Fulham, Victoria and Oxford Circus, all areas I know very well. I have visited the Fulham venue and have conducted open source intelligence/information checks on the remaining sites. My experience is that the Fulham venue appeared to be run extremely professionally. It was busy with a variety of customers ranging widely in age and profile. The Fulham venue is located in a dense mixed-use area with numerous residential streets surrounding the venue. The area is not unlike the York location and the Fulham venue would appear to match the vision of the Try Market Halls in York. Its clientele are drawn from local residents and those who work in the area. The York venue appears to be particularly focused on the local community and, we are informed, the operators intend to be active and involved in the cultural and artistic promotion of York. We could find no reports of crime, disorder or nuisance linked to any of the Try Market Hall sites in London which suggests they are being well-managed in a manner that is sympathetic to their respective environs.

6.9. The venue sits immediately adjacent to the York City Cumulative Impact area. The area has a number of licensed premises with a variety of permitted and licensed hours. As previously mentioned, this is a busy popular part of the city with relatively high levels of pedestrian and vehicular traffic. With the proliferation of venues in the area I understand the concern of York City Council in relation to cumulative impact of more venues or extended licensing activity. It is my professional opinion, however, that the hours being requested will have no appreciable impact on crime, disorder or nuisance in the area and that the Licensing objectives will be supported.

6.10. Indeed, experience around the whole of the UK has demonstrated that the introduction of a large, high-quality, attractive and well-managed food-led premises into a challenging area will often have a beneficial impact. This is because the diversity of clientele attracted to such a food-led premises (especially more mature visitors and families) tends to have a calming effect on the younger and more excitable customers visiting other alcohol-led venues.

6.11. Additionally, Try Market Halls, if given permission to operate, may well also draw some of the clientele from the existing take-away food venues in the area (e.g. York's Yummy Chicken) but instead of these customers eating whilst walking in the street will, in contrast, provide them with well-managed hospitality in a safe and comfortable sit-down environment. Such an alternative is likely to be welcomed and potentially prove beneficial to the licensing objectives.

David Gair

Shield Associates

Member of the Institute of Licensing



Appendix A

Picture 1 – Try Market Halls development



Picture 2 – Cab-rank outside Try Market Halls



Picture 3 – Try Market Halls inside development (ground floor)



Picture 4 – Try Market Halls – front /main entrance from inside



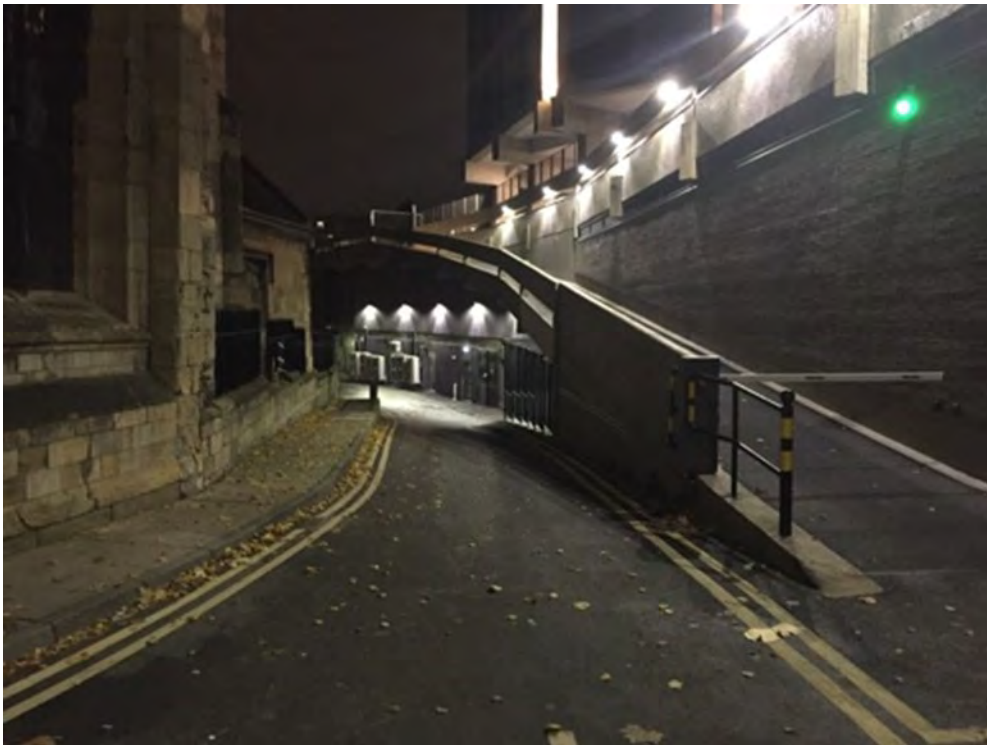
Picture 5 – Try Market Halls – The Stonebow entrance from inside



Picture 6 – Try Market Halls with mobile fast food van in front



Picture 7 – Rear access ramp to Try Market Halls and flats above



Picture 8 – Entrance to Fossgate and The Terrace pub (opposite)





Noise impact assessment
Market Hall, Stonebow House, The Stonebow, York, YO1 7NP

Prepared by: Richard Vivian, Principal Consultant at Big Sky Acoustics Ltd
On behalf of: Try Market Halls York Limited
Document Ref: 18110796
Date: 13th November 2018

Big Sky Acoustics document control sheet

Project title:	Noise impact assessment Market Hall, Stonebow House, The Stonebow, York, YO1 7NP
Technical report number:	18110796
Survey date:	Monday 12 th - Tuesday 13 th November 2018
Submitted to:	Scott Barnes Asset Manager Try Market Halls Market Hall Fulham 472 Fulham Road London SW6 1BY
Submitted by:	Richard Vivian Big Sky Acoustics Ltd 46 Frenze Road Diss IP22 4PA 020 7617 7069 info@bigskyacoustics.co.uk
Prepared by:	Richard Vivian BEng(Hons) MIET MIOA MAES MIOL Principal Acoustic Consultant

Document status and approval schedule

Revision	Description	Date	Approved
0	Approved for issue	19/11/2018	RV

DISCLAIMER

This report was completed by Big Sky Acoustics Ltd on the basis of a defined programme of work and terms and conditions agreed with the Client. The report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the Client and taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project. Big Sky Acoustics Ltd accepts no responsibility whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the works. This report is issued in confidence to the Client and Big Sky Acoustics Ltd has no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk. Unless specifically assigned or transferred within the terms of the agreement, Big Sky Acoustics Ltd retains all copyright and other intellectual property rights, on and over the report and its contents.

© Big Sky Acoustics Ltd, 2018

Executive summary

An assessment of the impact of noise from a proposed food market hall has been carried out. The assessment has included an inspection of the building and continuous assessment of noise levels outside the premises.

Food market halls are not drink led establishments and appeal to a diverse range of customers of all ages. They differ from a typical restaurant because there is a choice of food styles from a range of suppliers so that patrons can select different types of food for each diner. Unlike a music venue, theatre, or sports arena where events have a definite finish time while there is a capacity crowd, the nature of a food market or restaurant is that patrons tend to depart in small numbers and not en masse at the end of the evening.

No additional remedial works are required to the existing building which forms a robust and continuous envelope to contain noise from activity within. Controls are recommended for any sound equipment in the market hall. A comprehensive operational management statement has been prepared and this includes procedures to manage noise and dispersal.

The introduction of this food market hall at a location well served by public transport and with relatively early closing times is unlikely to adversely impact on the licensing objectives if noise is contained by the building and if operational policies are enforced ensuring any noise generating activity is controlled and dispersal from the site is gradual and managed.

Contents

Executive summary.....	3
1.0 Qualifications and experience.....	5
2.0 Introduction.....	5
3.0 Site and surrounding area.....	6
4.0 Criteria.....	7
5.0 Balancing planning and licensing noise conditions.....	8
6.0 Noise measurement procedure.....	9
7.0 Noise measurement analysis.....	10
8.0 Predicted noise of patrons leaving the site.....	10
9.0 Recommendations for noise control - remedial works.....	11
10.0 Recommendations for noise control - operational.....	12
11.0 Recommendations for noise control - sound system.....	12
12.0 Acoustic treatment.....	12
13.0 Conclusions.....	13
 Appendix A - Terminology.....	 14
Appendix B - Site location.....	15
Appendix C - Instrumentation.....	16
Appendix D - Meteorology.....	16
Appendix E - Measurement data.....	17
Appendix F - Noise management and dispersal.....	18

1.0 Qualifications and experience

- 1.1 My name is Richard Vivian. I am the founder and Managing Director of Big Sky Acoustics Ltd. Big Sky Acoustics is an independent acoustic consultancy that is engaged by local authorities, private companies, public companies and individuals to provide advice on the assessment and control of noise.
- 1.2 I have a Bachelor of Engineering Degree with Honours from Kingston University, I am a Member of the Institution of Engineering & Technology, the Institute of Acoustics, the Audio Engineering Society and the Institute of Licensing.
- 1.3 I have over twenty-five years of experience in the acoustics industry and have been involved in acoustic measurement and assessment throughout my career. My professional experience has included the assessment of noise in connection with planning, licensing and environmental protection relating to sites throughout the UK. I have given expert evidence in the courts, at planning hearings, at licensing hearings, and at public inquiries on many occasions.

2.0 Introduction

- 2.1 Big Sky Acoustics Ltd was instructed by Mr Scott Barnes of Try Market Halls York Limited to carry out an assessment of the impact of noise from the proposed licensable activities at Market Hall, Stonebow House, The Stonebow, York, YO1 7NP.
- 2.2 It is proposed that a food market hall will occupy the ground floor and lower ground floor of the building. The ground floor provides the main trading area consisting of nine kitchens, one bar, and communal style seating for customers. There will be an external seating area which will close at 22:00hrs. The lower ground floor provides customer toilets, communal style seating for customers, flexible work space, areas for specially curated events and areas that can be privately booked.
- 2.3 The application site has previously been used by licensed premises including The Duchess, Fibbers, Nevermind, All That Could Have Been, the Havana Café & Cocktail Bar, a bookmakers and a food store. Two of the existing licences (for The Duchess and Havana, which allowed those premises to remain open until 04:00hrs and 02:30hrs respectively) will be surrendered if a new premises licence for a food market hall is granted.
- 2.4 It is relevant to note that some objections from local residents identify historic problems with the former late night uses at this location and seek, quite reasonably, to ensure that any new operation at this location could not morph into another nightclub with a closing time of 04:00hrs.
- 2.5 This report was prepared following my site visit and inspection of the building and a period of continuous noise monitoring in the area at the front entrance. Additional noise measurement data and observations were made in the surrounding area.
- 2.6 A glossary of acoustical terms used in this report is provided in Appendix A.
- 2.7 All sound pressure levels in this report are given in dB re: 20µPa.

3.0 Site and surrounding area

- 3.1 The location of the site is shown in Appendix B.
- 3.2 The main customer entrance is from Whip-Ma-Whop-Ma-Gate with an additional access from Stonebow at pavement/landing level providing access to both the ground and lower ground floors.



Figure 1: Ground floor internal view towards main entrance (looking towards Whip-Ma-Whop-Ma-Gate)

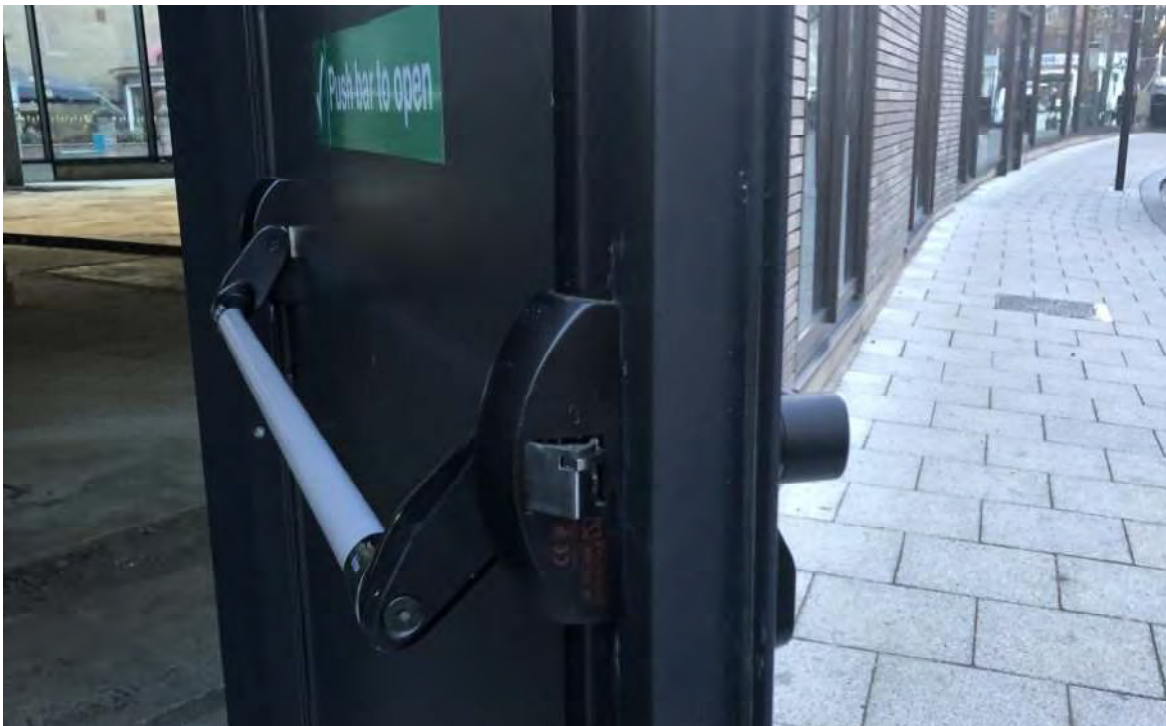


Figure 2: Ground floor doors are of substantial construction

- 3.3 The building has been refurbished including new glazing systems and new doors to all street level façades. The glazing system consisting of double glazed toughened units is sealed as ventilation and cooling will be provided by mechanical systems. Standing inside the empty building it is immediately evident that noise from road traffic, including buses accelerating away from the bus stops, is significantly attenuated by the glazing system and doors.
- 3.4 The noise climate in the area is characterised by road traffic on Stonebow including buses (routes 6, 11, 12, 13, 14, 21, 25, 181, 840, 843, A43, X40, X43 and the park and ride bus) which stop at the three stops immediately outside the site.
- 3.5 There was pedestrian activity in this area during the evening of my assessment. Restaurants and bars on Fossgate were open although most activity in this area ceased after 23:00hrs. Towards the end of my attended survey shortly before 01:00hrs I noted customers at the two kebab trailers, customers in Yummy Chicken, and approximately 25 people queuing or smoking outside Kuda on Clifford Street.
- 3.6 It is important when assessing the impact of noise from an individual premises in an area that the concept of *additional* noise associated with the new activity at that premises is taken into account. The incremental change to noise levels caused by the normal commercial operation of a food market hall in an area where there is already established noise and activity could be so small as to be undetectable at residential properties if it is masked by the existing noise in the area.
- 3.7 It is also a consideration that a bona-fide commercial premises in the area can reduce street drinkers, rough sleeping, litter and crime as the commercial operation seeks to eliminate this type of activity from the immediate area outside the premises for the benefit and safety of their own patrons and employees. This is achieved through good lighting, CCTV coverage, litter removal and a presence of professional personnel who will be able to observe and record all activity in the immediate area.

4.0 Criteria

Licensing Act 2003

- 4.1 City of York Council has a duty under the Licensing Act 2003 to determine its policy with respect to the exercise of its licensing functions and to publish a statement of that policy. The current SLP covers the period from 2014 to 2019.
- 4.2 The council's aim is to promote the four licensing objectives:
 - The prevention of crime and disorder
 - Public safety
 - The prevent of public nuisance
 - The protection of children from harm

Other relevant legislation

- 4.3 In addition to the protection afforded under the Licensing Act 2003 members of the public are protected from noise that is a nuisance.
- 4.4 The Environmental Protection Act 1990 part III deals with statutory nuisance which includes noise. This Act allows steps to be taken to investigate any complaints which may then result in the issuing of an abatement notice and a subsequent

prosecution of any breach of the notice. A statutory nuisance is a material interference that is prejudicial to health or a nuisance.

- 4.5 The Clean Neighbourhoods and Environment Act 2005 deals with many of the problems affecting the quality of the local environment and provides local authorities with powers to tackle poor environmental quality and anti-social behaviour in relation to litter, graffiti, waste and noise. A fixed penalty notice can be issued when noise exceeds the permitted level as prescribed under the Noise Act 1996 as amended by the Clean Neighbourhoods and Environment Act 2005. The permitted noise level using A-weighted decibels (the unit environmental noise is usually measured in) is 34dBA if the underlying level of noise is no more than 24dBA, or 10dBA above the underlying level of noise if this is more than 24dBA.

British Standard 8233

- 4.6 BS8233:2014 states that for steady external noise sources, it is desirable that the internal ambient noise level in dwellings does not exceed the guideline values in Table 4 of the standard as shown below.

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB L _{Aeq,16hour}	-
Dining	Dining room/area	40 dB L _{Aeq,16hour}	-
Sleeping (daytime resting)	Bedroom	35 dB L _{Aeq,16hour}	30dB L _{Aeq,8hour}

Figure 3: Indoor ambient noise levels for dwellings (from BS8233 Table 4)

Operational objectives

- 4.7 The management team at Try Market Halls are keen to promote good relationships with all commercial and residential neighbours. Therefore, in addition to all statutory obligations, it is a primary operational objective that noise from the normal operation of the premises does not have a detrimental impact on any neighbouring properties.
- 4.8 A comprehensive Operational Management Strategy including Noise Management and a Dispersal procedures (see Appendix F) will be implemented at the premises.

5.0 Balancing planning and licensing noise conditions

- 5.1 The guidance issued under Section 182 of the Licensing Act 2003 is clear in its general principles (Para 1.16) that *"[licencing conditions] should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation"*. Therefore if the objective of the prevention of public nuisance is satisfactorily upheld because there already exist tests of nuisance through The Environmental Protection Act 1990; The Noise Act 1996; and The Clean Neighbourhoods and Environment Act 2005, then additional conditions on a premises licence that merely duplicates these statutory requirements should not be necessary according to Home Office guidance.
- 5.2 Similarly planning guidance has, for a long time, stated that additional planning conditions which duplicate the effect of other legislation should not be imposed,

and current planning practice guidance is clear that conditions requiring compliance with other regulatory requirements will not meet the test of necessity and may not be relevant to planning.

- 5.3 The pragmatic approach to specifying relevant requirements for noise control conditions would be that more general noise criteria relating to the principle of use of the site are applied under the planning regime; these may include boundary noise conditions or plant operating level limits. More specific requirements relating to licensable activities such as hours of operation, the requirement for a sound system limiter or a noise management policy should be implemented through the licensing process.

6.0 Noise measurement procedure

- 6.1 To establish the noise levels in the area a static measurement position was set up at the western end of the application site near to the main entrance doors on Whip-Ma-Whop-Ma-Gate. Additional noise measurements were made with a hand-held measurement system at other locations in the immediate area. Analysis shows good correlation between all the attended and unattended recorded noise data at the logging position.
- 6.2 Noise measurements were made in continuous samples of 1-second intervals. Measurements included the L_{Aeq} , L_{A90} and L_{Amax} indices. Simultaneous octave and third octave frequency spectra were also obtained during the survey. Measurements were taken at 1.5 m above first floor level. Measurement duration was typically 5-minutes per sample. When the L_{Aeq} level quickly stabilised, shorter duration measurements were taken although no measurement was shorter than 1-minute. Throughout the course of the survey an outdoor microphone wind-shield was used.
- 6.3 For the purposes of this assessment all attended measurements were paused for emergency service sirens, aircraft passes and other significant short-duration noises. (The unattended logging equipment operates continuously and therefore all noise incidents are recorded on that trace).
- 6.4 The instrumentation used to carry out the noise measurements is detailed in Appendix C. The calibration of the measuring equipment was checked prior to and immediately following the tests and no signal variation occurred. Calibration of equipment is traceable to national standards.
- 6.5 The weather conditions during the survey are reported in Appendix D.

Date	Time	Location	L_{Aeq} (dB)	L_{Zeq} (dB)	L_{AFMax} (dB)	L_{AF90} (dB)	Comments
12/11/2018	21:37	Entrance on Stonebow	64.1	78.6	78.3	49.3	Five people waiting for buses
12/11/2018	21:43	Main entrance (logging position)	61.5	74.5	71.8	49.6	Delivery bikes, pedestrian activity
12/11/2018	21:50	Rear of premises - service yard	45.0	62.6	52.5	40.3	Distant plant noise noticeable
12/11/2018	22:50	Main entrance	61.5	78.9	74.9	47.6	Some pedestrian activity
12/11/2018	22:55	Main entrance	59.4	72.5	73.9	49.5	The Terrace still open, also Sutters
12/11/2018	23:02	Rear of premises - service yard	47.5	67.6	64.2	40.1	Rough sleeper on steps of Central Methodist Church
13/11/2018	0:15	Main entrance	57.5	73.9	74.9	41.9	Customers going into Yummy Chicken
13/11/2018	0:21	Main entrance	61.7	73.1	77.2	44.0	Casino, Kebab trailers x 2, Yummy Chicken and Kuda
13/11/2018	0:27	Rear of premises - service yard	43.8	65.4	62.6	37.0	Plant noise

Figure 4: Noise measurement data summary and notes

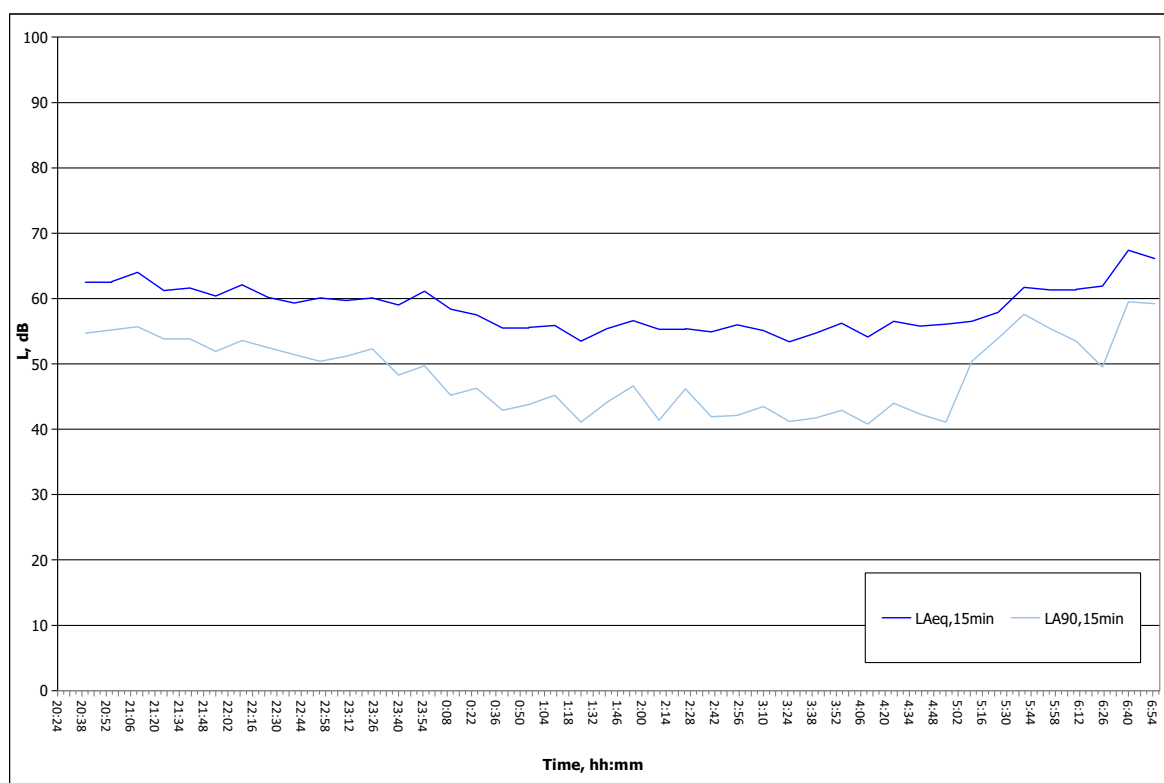


Figure 5: Noise level at main entrance (15-minute sample periods)

7.0 Noise measurement analysis

- 7.1 Internal noise levels are influenced by general dining activity inside the building and any regulated entertainment.
- 7.2 The building structure and glazing systems form an envelope to contain noise. With relatively high external noise, predominantly from road traffic, a tranquil environment must be provided for the dining area within the building. If the glazing stops external noise breaking in then it also prevents any internally generated noise from breaking out.
- 7.3 External noise levels in the area are high due to road traffic though this starts to fall beyond midnight (on the Monday night of the assessment) before rising again as traffic increases shortly after 05:00hrs. The data in figure 5 shows average noise level on Stonebow to be around 60dB before midnight, then gradually falling to mid-fifties dB before rising again as morning traffic starts to increase.

8.0 Predicted noise of patrons leaving the site

- 8.1 Having established that the existing noise climate in the area around the application site it is helpful to compare this existing noise with the predicted *new* noise of a group of patrons leaving the premises at the end of an evening.
- 8.2 Unlike a music venue, theatre, or sports arena where events have a definite finish time while there is a capacity crowd, the nature of a food market or restaurant is that patrons tend to depart in small numbers and not *en masse* at the end of a staged event.
- 8.3 In order to assist in the understanding of actual noise levels produced by people outdoors it is important to understand the effects of the noise source (i.e. people

talking) and how that noise level increases as the number of people talking increases.

- 8.4 Referring to data held in our own library; normal conversation is typically in the range of 55-60dBA when measured at 1 metre.
- 8.5 In assessing for a worst-case condition then I have considered a group of 12 people are talking outside the premises.
- 8.6 In normal conversation no more than 50% of them would be talking (there will be at least one listener for each talker). If we now consider people to be talking at the upper end of the normal speaking range, and look at a worst case scenarios of half of the people talking concurrently at 60dBA then in order to calculate the total noise level we logarithmically sum six sources of 60dB as follows:

$$\Sigma = 10 \log \left(n \times 10^{\left(\frac{60}{10}\right)} \right)$$

where n is the number of people talking

- 8.7 The formula above gives a value for total sound pressure level for a group of 12 people to be 68dBA.
- 8.8 It is important to remember that this is a worst-case value, when 50% of the people are talking simultaneously and loudly. In reality general lulls in the conversation, smoking, or conversations where there are more than one listener to each talker mean that less than 50% of an average group will be talking simultaneously. I have also observed that groups in close proximity to each other talk with more hushed voices than groups of people spread out when, for example, seated at large tables in a pub beer garden.
- 8.9 68dBA is the predicted noise from a larger than anticipated group of twelve people talking outside when measured at 1 metre. Sound is attenuated in air and this effect is noticeable as the listener moves away from the source. In calculating distance attenuation, the noise of people talking is assumed to be a number of discreet point sources and therefore is attenuated by 6dB with each doubling of distance. So if the noise source is 68dBA at 1 metre then at 2 metres it becomes 62dBA, at 4 metres 56dBA. Attenuation due to distance means that a separation distance of just a few metres from the noise source to the receiver position (typically a residential window) will rapidly render the noise below the average ambient noise level in the street.
- 8.10 Any new residential developments in the area will be required to take into account the existing noise climate in the area and will therefore have to provide suitable internal noise levels for normal living. This is typically achieved with modern glazing and ventilation systems. Inside a residential property all external noise sources are attenuated by the glazing, by the distance from the noise source to the window, and by any physical obstruction of clear line of sight to the noise source.

9.0 Recommendations for noise control - remedial works

- 9.1 The building envelope since refurbishment already provides a continuous barrier to contain sound and no additional works are required.

10.0 Recommendations for noise control - operational

- 10.1 A comprehensive Operational Management Strategy including Noise Management and a Dispersal procedures (see Appendix F) will be implemented at the premises. This policy document will be regularly reviewed and updated.

11.0 Recommendations for noise control - sound system

- 11.1 Any sound equipment should be periodically checked to ensure that the maximum operating level is not likely to cause a nuisance at the nearest noise sensitive property. Assessment should be carried out, wherever possible, from the nearest noise sensitive property itself at a time when ambient noise is at its lowest (but within normal operating hours of the premises).

12.0 Acoustic treatment

- 12.1 Many modern dining areas have flat walls, flat hard surfaced floors, and include flat glass windows and mirrors. Parallel walls and parallel floor/ceiling create an acoustic space that can be problematic for high quality sound reproduction and also for the comfort of patrons. Interior designs that favour a luxurious scheme of soft furnishings and upholstered seating will increase the acoustic absorption in the space and enhance quality of sound reproduction. This will also create a more comfortable environment for conversation amongst diners.
- 12.2 As a general rule of thumb soft furnishings, irregularity of room shape, and clutter will improve the acoustics of a space. Tables and chairs will help to break-up the space and the room acoustics will improve as the space fills up with patrons. However discreet use of acoustic absorption (hidden in walls and ceiling linings or three-dimensional artworks) can be used for minimalist design schemes in order to improve the acoustic environment without impacting on the visual appearance.
- 12.3 In summary the desirable acoustic objectives in an interior design scheme for good sound reproduction and comfortable conversation are:
- To increase absorption by using soft wall coverings, soft furnishings and carpets or where this is not appropriate to introduce discreet dedicated acoustic absorption panels.
 - To break up large expanses of flat hard surfaces by the introduction of furniture and decorative features.
- 12.4 Improving the acoustic qualities of the room gives an improvement not just in the quality of the sound system but also in the perceived loudness as amplified music will be subjectively assessed as more dynamic and more exciting.

13.0 Conclusions

- 13.1 Big Sky Acoustics Ltd was instructed by Mr Scott Barnes of Try Market Halls York Limited to carry out an assessment of the impact of noise from the proposed licensable activities at Market Hall, Stonebow House, The Stonebow, York, YO1 7NP.
- 13.2 The building envelope effectively contains noise from all internal activity, and any sound systems will include a limiter to control the maximum operating level.
- 13.3 A comprehensive Operational Management Strategy including Noise Management and a Dispersal procedures will be implemented at the premises. This policy document will be regularly reviewed and updated.
- 13.4 Sound equipment used in the building for regulated entertainment will be controlled with by a pre-set maximum operating level so that amplified music does not cause a nuisance at any noise sensitive property.
- 13.5 Given the location, style of operation, existing controls, and a willingness to take on board further controls if necessary, it is my professional opinion that the application is unlikely to adversely impact on the licensing objectives as the controlled activities within the building and dispersal of patrons from the premises would not increase average noise levels in the area and would not result in public nuisance.



Richard Vivian BEng(Hons) MIET MIOA MAES MIOL
Principal Acoustic Consultant, Big Sky Acoustics Ltd

Appendix A - Terminology

Sound Pressure Level and the decibel (dB)

A sound wave is a small fluctuation of atmospheric pressure. The human ear responds to these variations in pressure, producing the sensation of hearing. The ear can detect a very wide range of pressure variations. In order to cope with this wide range of pressure variations, a logarithmic scale is used to convert the values into manageable numbers. Although it might seem unusual to use a logarithmic scale to measure a physical phenomenon, it has been found that human hearing also responds to sound in an approximately logarithmic fashion. The dB (decibel) is the logarithmic unit used to describe sound (or noise) levels. The usual range of sound pressure levels is from 0 dB (threshold of hearing) to 140 dB (threshold of pain).

Frequency and Hertz (Hz)

As well as the loudness of a sound, the frequency content of a sound is also very important. Frequency is a measure of the rate of fluctuation of a sound wave. The unit used is cycles per second, or hertz (Hz). Sometimes large frequency values are written as kilohertz (kHz), where 1 kHz = 1000 Hz. Young people with normal hearing can hear frequencies in the range 20 Hz to 20,000 Hz. However, the upper frequency limit gradually reduces as a person gets older.

A-weighting

The ear does not respond equally to sound at all frequencies. It is less sensitive to sound at low and very high frequencies, compared with the frequencies in between. Therefore, when measuring a sound made up of different frequencies, it is often useful to 'weight' each frequency appropriately, so that the measurement correlates better with what a person would actually hear. This is usually achieved by using an electronic filter called the 'A' weighting, which is built into sound level meters. Noise levels measured using the 'A' weighting are denoted dBA. A change of 3dBA is the minimum perceptible under normal everyday conditions, and a change of 10dBA corresponds roughly to doubling or halving the loudness of sound.

C-weighting

The C-weighting curve has a broader spectrum than the A-weighting curve and includes low frequencies (bass) so it can be a more useful indicator of changes to bass levels in amplified music systems.

Noise Indices

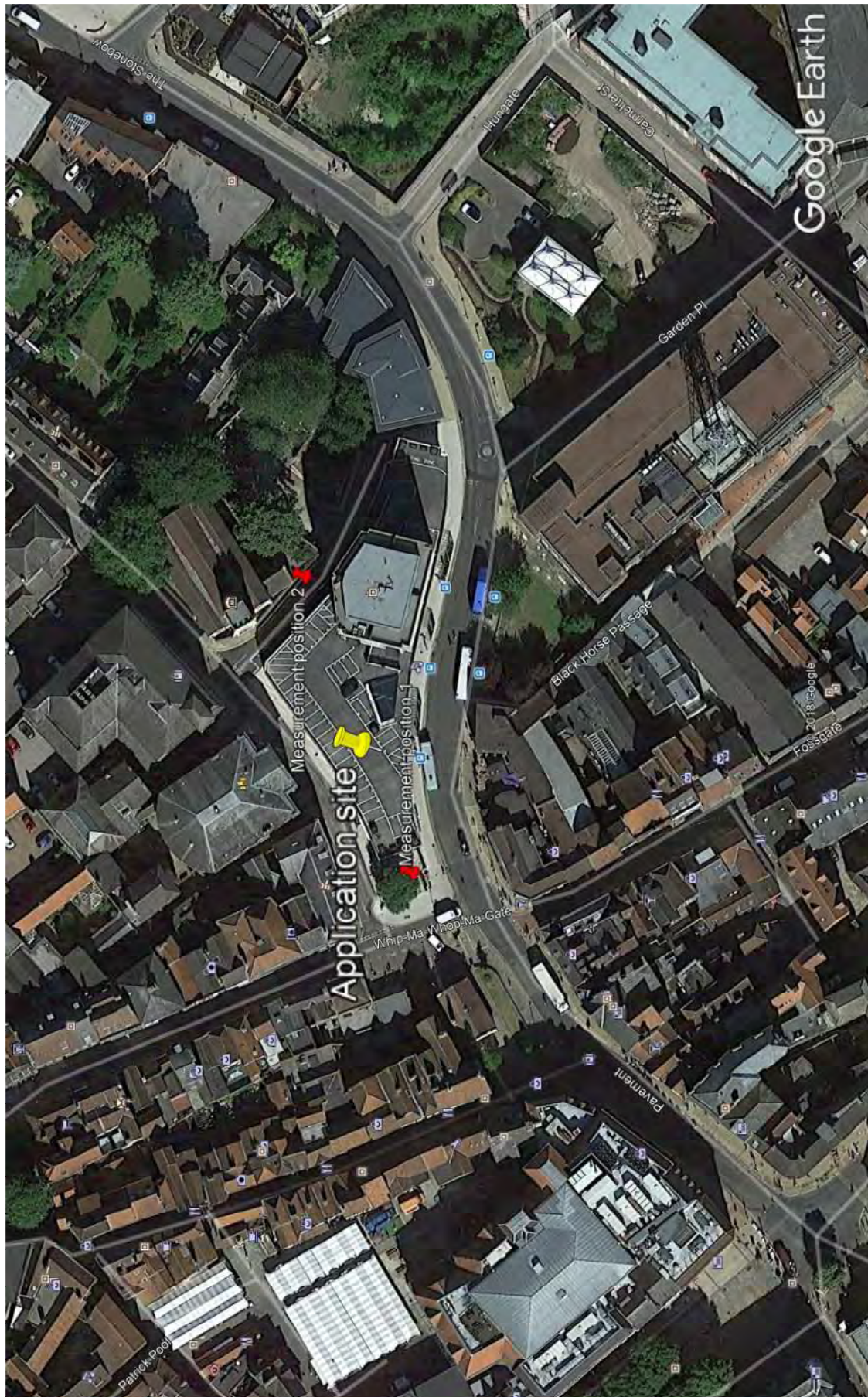
When a noise level is constant and does not fluctuate over time, it can be described adequately by measuring the dB level. However, when the noise level varies with time, the measured dB level will vary as well. In this case it is therefore not possible to represent the noise level with a simple dB value. In order to describe noise where the level is continuously varying, a number of other indices are used. The indices used in this report are described below.

- L_{eq}** The equivalent continuous sound pressure level which is normally used to measure intermittent noise. It is defined as the equivalent steady noise level that would contain the same acoustic energy as the varying noise. Because the averaging process used is logarithmic the L_{eq} is dominated by the higher noise levels measured.
- L_{Aeq}** The A-weighted equivalent continuous sound pressure level. This is increasingly being used as the preferred parameter for all forms of environmental noise.
- L_{Ceq}** The C-weighted equivalent continuous sound pressure level includes low frequencies and is used for assessment of amplified music systems.
- L_{Amax}** is the maximum A-weighted sound pressure level during the monitoring period. If fast-weighted it is averaged over 125 ms, and if slow-weighted it is averaged over 1 second. Fast weighted measurements are therefore higher for typical time-varying sources than slow-weighted measurements.
- L_{A90}** is the A-weighted sound pressure level exceeded for 90% of the time period. The L_{A90} is used as a measure of background noise.

Example noise levels:

Source/Activity	Indicative noise level dBA
Threshold of pain	140
Police siren at 1m	130
Chainsaw at 1m	110
Live music	96-108
Symphony orchestra, 3m	102
Nightclub	94-104
Lawnmower	90
Heavy traffic	82
Vacuum cleaner	75
Ordinary conversation	60
Car at 40 mph at 100m	55
Rural ambient	35
Quiet bedroom	30
Watch ticking	20

Appendix B - Site location



Appendix C - Instrumentation

All attended measurements were carried out using a Cirrus type CR:171B integrating-averaging sound level meter with real-time 1:1 & 1:3 Octave band filters and audio recording conforming to the following standards: IEC 61672-1:2002 Class 1, IEC 60651:2001 Type 1 I, IEC 60804:2000 Type 1, IEC 61252:1993 Personal Sound Exposure Meters, ANSI S1.4-1983 (R2006), ANSI S1.43-1997 (R2007), ANSI S1.25:1991. 1:1 & 1:3 Octave Band Filters to IEC 61260 & ANSI S1.11-2004.

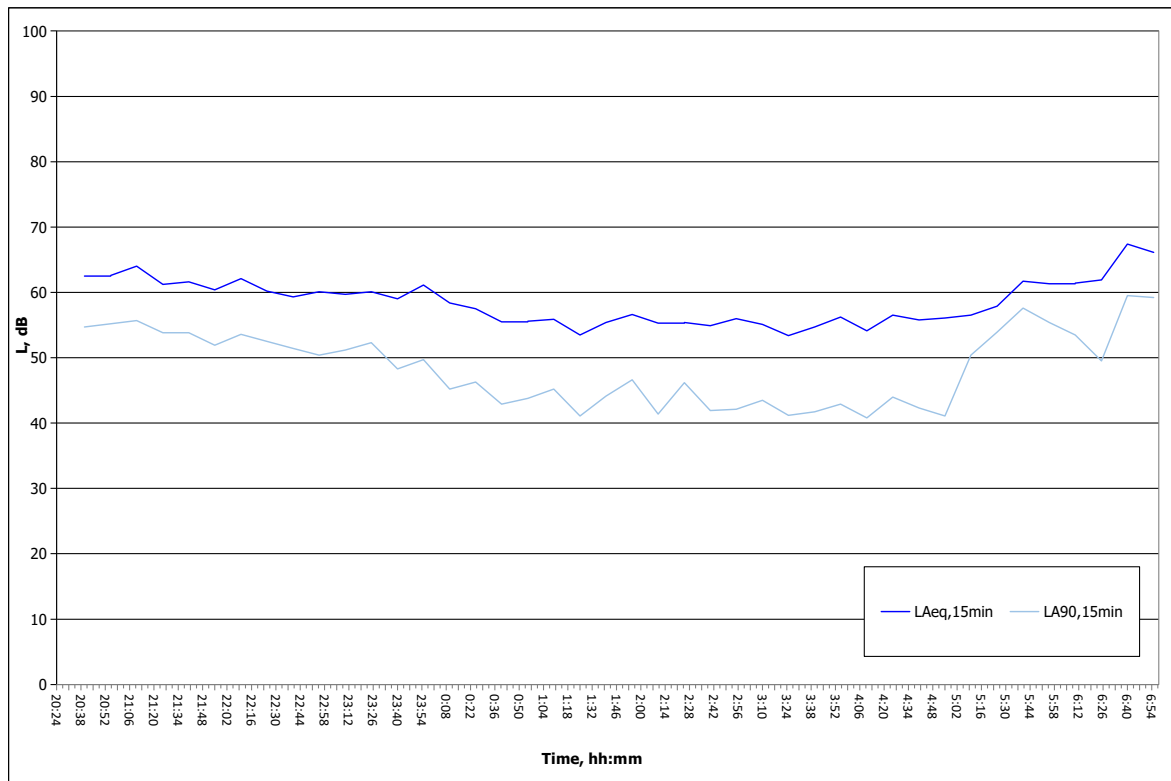
The calibration of the measuring equipment was checked prior to and immediately following the tests and no signal variation occurred. Calibration of equipment is traceable to national standards. The following instrumentation was used during the survey:

Description	
Cirrus sound level meter	type CR:171B
Cirrus pre-polarized free-field microphone	type MK:224
Cirrus microphone pre-amplifier	type MV:200E
Cirrus class 1 acoustic calibrator	type CR:515

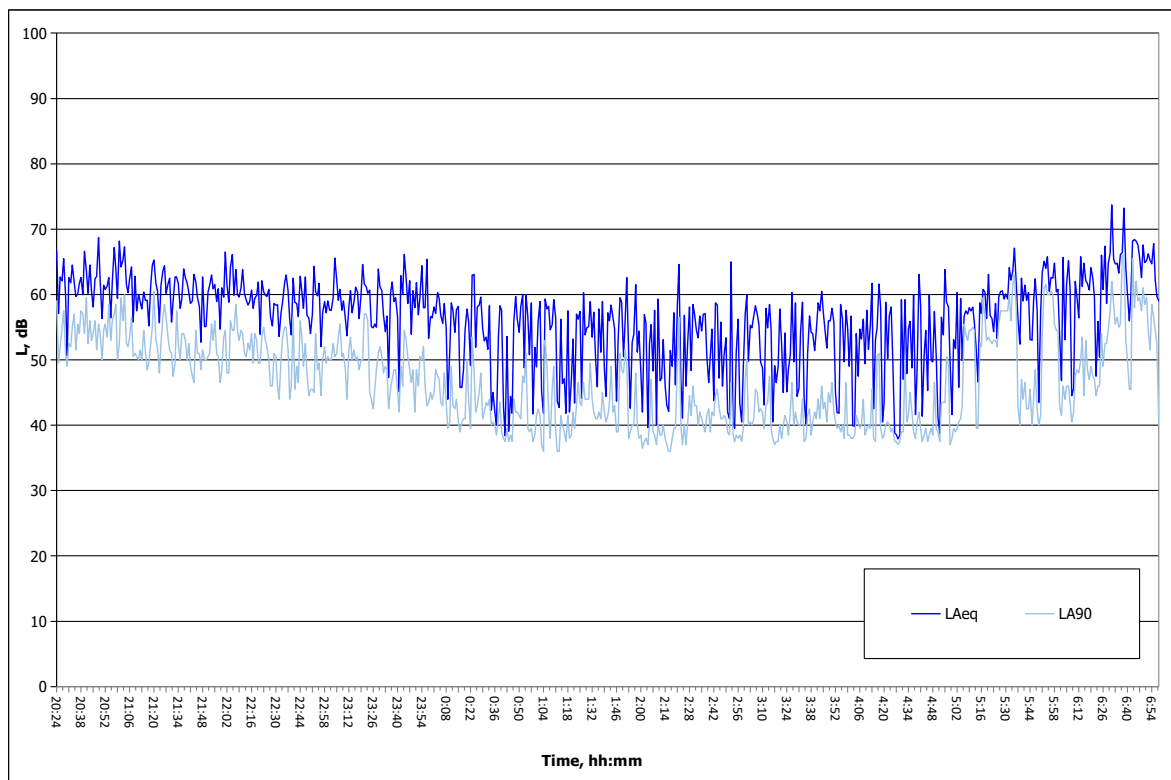
Appendix D - Meteorology

12 -13 November 2018	Temperature	Wind speed	Precipitation
At start	9°C	2ms ⁻¹	None
During assessment	8°C	1-4ms ⁻¹	None
At finish	8°C	1-2ms ⁻¹	None
<i>Additional comments:</i> Mild for time of year. Cloud cover.			

Appendix E - Measurement data



Position 1: 15-minute averaged data



Position 1: 1-minute averaged data

Appendix F - Noise management and dispersal

(extracted from Operational Management Statement APPLICATION v.18.10.18)

8. Noise Management

There will be no nuisance to the neighbouring occupiers. Extraction of kitchens will be directed onto Stonebow away from Residents. No music will be audible so as to cause a nuisance to any local residents or businesses. The retractable glass wall fronting Whip-ma-whap-ma-gate will be closed from 23.00. Glass will be crushed stored within the building to reduce noise.

Dispersal is discussed below. There will be strict behaviour and dress protocols imposed by MH on site management and security team.

9. Dispersal

Unlike a theatre, concert or nightclub venue customers will gradually disperse from the Market Hall over a lengthy period of time rather than all together. This trickle-out of customers helps to significantly reduce the impact of our venue on the surrounding residential community.

Unlike a traditional restaurant, food and drink is purchased upon ordering, customers are therefore free to leave the building at will and do not have to wait for a bill at the end of a meal.

Last food orders will be taken 45 mins before closing time and from around 2300 we anticipate that customer numbers will fall and a winding down will be implemented. The premises is a food led venue; the bar and adjacent areas are neither designed nor staffed to attract or serve a significant vertical drinking client base; though some customers may wish to stay on in the Market Hall environment until closing time to avoid the need to move on to other establishments to the west within the stress zone.

The Market Hall at Ground Floor will host a series of complimentary activities such as cookery demonstrations or classes by visiting chefs, many will be linked to the cultural calendar of the City; these may include performing arts, music, fashion shows and so on. These events will finish no later than 2330.

Customers will gradually disperse from the main entrance onto Whip-ma-whap-ma-gate and onto Stonebow; except for escape purposes there are no customer exits to St Saviourgate. Notices will be prominently displayed at the exits requesting patrons respect the needs of local residents and businesses and leave the area quietly.

The door staff will be familiar with directions to other visitor attractions, the local bus stops, the Park and Ride schemes and the railway station.

Stonebow is one of 7 city centre bus interchanges, the others are all to the west of the property. Buses to 5 out of the 6 orbital Park and Ride car parks leave from Stonebow and Piccadilly.

The head of the Taxi rank in St Saviourgate is adjacent to the main Whip-ma-whap-ma-gate entrance to the Market Hall.

All of these routes are directed away from St Saviourgate. The Market Hall York website will include directions to the property avoiding St Saviourgate. The website and notices inside the building and toilets will provide GPS coordinates for taxi and minicab drop off and pick up will be provided for the junction of Stonebow and Whip-ma-whap-ma-gate.

Trained table hosts, the bar staff and the security team will assist an orderly vacation of the building at closing time.

Lighting within the building will be kept on for 30 mins after closing to help light the pavements on Stonebow Whip-ma-whap-ma-gate and St Saviourgate.

Stonebow House Market Hall Operational Management Statement (APPLICATION v.18.10.18)

NONNA TONDA

PASTA

Pici Cacio e pepe (V) – £7.5
Pappardelle with longhorn beef shin ragu – £9.5
Rigatoni with fresh tomato sauce (VG) – £7.5
Fettuccine with pork & wild fennel ragu – £9
Paccheri with prawns, chilli, garlic & pangrattato – £11
Conchigliette with romanesco broccoli, guincale & anchovies – £9
Tagliatelle with girolles, Sicilian lemon & parsley (V) – £10.5

OTHER

Panzanella – £4
Chargrilled aubergine with mint, garlic & chilli (VG, GF) – £4
Buffalo Mozzarella with ciabatta sourdough (V) – £8
Octopus, potato, nduja & lemon – £9
Rocket & parmesan with lemon dressing (VG, GF) – £3.5
Torta caprese with crème fraiche & pistachios (GF) – £4.5
Nonnas homemade lemonade (VG, GF) – £3.5

人民公社 Baozi Inn

STEAMED

1. Ruby Prawn Dumplings in Beetroot Pastry (4pcs)	£4.80
2. Watercress Prawn Dumplings in Turmeric Spice Pastry (3pcs)	£4.80
3. Prawn and Chive Dumplings in Spinach Juice Pastry (3pcs)	£4.80
4. Sichuan Pepper Pork and Prawn "Shao Mai" in Chilli Juice Pastry (4pcs)	£4.80
5. Barbecue Pork Baozi in Spinach Juice Dough (3pcs)	£4.80
6. Northern China Pork Baozi (2pcs)	£4.80
7. Northern China Vegetables Baozi in Spinach Juice Dough (2pcs)	£4.80
8. Custard Baozi in Carrot Juice Dough (3pcs)	£4.80

JIAOZI/DUMPLINGS

9. Traditional Pork Jiaozi (5pcs)	£5.50
10. Traditional Vegetable Jiaozi (5pcs)	£4.80
11. Chengdu Pork Jiaozi (5pcs)	£5.90
12. Chengdu Prawn Jiaozi with Spinach Juice Dough (5pcs)	£6.90

FRIED

13. Sesame Prawn Brioche (2pcs)	£4.80
14. Fragrant Sichuan Cumin Prawn Spring Rolls (2pcs)	£4.80
15. Ma La Beancurd Sheet Minced Pork and Prawn Rolls (3pcs)	£4.80

RICE & NOODLES

16. Red – Braised Pork Belly with Rice	£12.80
17. Dan Dan Noodles with Minced Pork	£11.80
18. Sichuan Green Mustard Dan Dan Noodles	£10.80
19. Zha Jiang Pork Noodles	£11.80

CHINESE TEA

Jasmine Tea
£2.00/mug
Oolong Tea
£2.50/mug
Pu Er Tea
£2.50/mug
Green Tea
£2.00/mug
Brown Rice Tea
£2.00/mug

SOFT DRINKS

Lychee Juice
£3.50
Aloe Vera Juice
£3.50
Herbal Tea
£3.50
Iced Green Tea
£3.50

SUPERTACOS

AL CARBON

TACOS AL CARBON • 1 - £3.5 / 2 - £6.5 / 3 - £9

3 tacos, green rice, black beans & salsa - £11

Spit roast pork adobada
white onion, avocado &
tomatillo salsa verde

Chicken Asado Al Carbon
Wood grilled chicken, black
beans, salsa Mexicana

Steak Asada
Wood grilled steak, roasted
jalapeno, salsa habanera

Mushroom Asada
Portobello mushroom,
roasted jalapeno, salsa
habanera

PLATES

Burrito
Flour tortilla, spinach, black beans,
guacamole, salsa mexicana & arbol chile
Mushroom Asada (v) - £7.5
Chicken asado - £7.5
Pork adobada - £9
Steak asada - £9

Steak Asada Rice Bowl
Wood grilled hangar steak, jalapeno,
Mexican green rice, black beans, salsa
Mexicana, avocado
- £10.5

Enchiladas Rojas
Braised chicken, roasted tomato & chile,
cotija cheese - £9

Chicken Asado Al Carbon
Wood grilled chicken, mexican green
rice, black beans, salsa mexicana,
avocado, corn tortillas
Small - £7
Medium - £13
Large - £20

SIDES - Corn chips and salsa £3.5 (v) - Guacamole (small) £2 - Corn Chips & Guacamole £6 (v) - Chicharron & Guacamole £6
Mexican Green rice & black beans £4 (v) - XL Grilled Cheese Quesadilla 'with any taco filling' £8

DRINKS - Coke/Diet Coke £2 - Water £1.5 - Jarritos £3.5

KOYA KO

ATSU-ATSU [HOT UDON IN HOT BROTH]

Kake plain (Vo) - £6.9
Kamatama-Butter raw egg and butter (no dashi) - £8.8
Kitsune sweet tofu and spring onion (Vo) - £9.7
Buta Miso pork and miso - £9.9
Vegetable Agebitashi seasonal vegetable agebitashi V - £9.9
Tempura prawn tempura - £10.5
Saba smoked mackerel and green leaves - £11.2
Niku beef - £11.6
Kinoko mushrooms with shiso and ginger V - £11.8

HIYASHI [COLD UDON WITH COLD SAUCE]

Hiyashi plain (Vo) - £6.9
Hiyashi Kitsune sweet tofu and spring onion (Vo) - £9.7
Hiyashi Buta Miso pork and miso - £9.9
Hiyashi Ten prawn tempura - £10.5
Hiyashi Saba smoked mackerel and green leaves - £11.2
Hiyashi Kinoko mushrooms with shiso and ginger V - £11.8

EXTRA TOPPINGS

Tanuki tempura batter - £0.6
Natto fermented soy beans V - £2
Wakame wakame seaweed V - £2
Tamago poached egg - £2.1

SMALL PLATES

Umeboshi pickled plum - £2.3
Onsen Tamago poached egg in chilled dashi - £2.6
Otsukemono homemade pickles - £2.9
Green Salad green salad with shiso and spring onion V - £6.2
Kakukni braised pork belly with cider - £7.1
Chicken Nanban fried chicken with tartare sauce and pickles - £7.9
Tenmori 2 prawns and vegetable tempura - £10.9
Rice V - £2.5
Wakame soup VO - £3.1

Kukichatea for 1 - £2.3
Hot ginger [homemade] cup - £3.1
Lemonade [homemade] 310ml - £3.6

MONTY'S DELI

HOT SANDWICHES

served with a pickle, on light rye bread. Made to order

REUBEN (SALT BEEF or PASTRAMI)
salt beef, house sauerkraut, swiss
cheese, russian dressing,
house mustard – £9.5

REUBEN SPECIAL
pastrami AND salt beef, sauerkraut,
swiss cheese, russian dressing,
house mustard
– £13

MENSCH (SALT BEEF or PASTRAMI)
salt beef or pastrami, house mustard
– £7.5

LATKE REUBEN (v)
saurkraut, coleslaw, sriracha, russian
dressing, house mustard, cheese
– £7.5

COLD SANDWICHES

See our daily changing cold cut

BAGELS

hand rolled and baked by us

SALT BEEF OR PASTRAMI
house mustard, pickle – £6.5

SMOKED SALMON
cream cheese, tomato,
red onion, capers – £7

SALADS

SMOKED TURKEY
gem lettuce, rocket, pickled green
tomato, gribenes, caesar dressing
– £6

ROAST DELICA PUMPKIN
gem lettuce, rocket, red onion,
olive oil lemon dressing – £5.5

SIDES

SMOKED CHICKEN WINGS
fermented chilli relish – £6

LATKES(v)
potato and onion rosti (2) – £5

FRIES – £3
COLESLAW – £2.5
PICKLE POT – £3

DRINKS

HOUSE ICED TEA – £2.5

DR BROWNS SODAS
cream soda / cel-ray / ginger ale
root beer / black cherry
– £2.8

COCA COLA / DIET COKE – £2

SPARKLING WATER – £1.5

BRUNCH BUNS

slow cooked, soft scrambled egg patties in a challah bun

NEW YORK EGG & CHEESE (v) house mustard, cheese – £5.5 • SMOKED PEPPERS, EGG & CHEESE (v) – £7
PASTRAMI, EGG & CHEESE pastrami, house mustard, cheese – £6.5 • EGGS & SMOKED SALMON – £7

FLANK

BREAKFAST

BREAKFAST BUN
Nose to tail piggy nugget
bun, Fried egg, Red or brown
sauce
– £8.5

BREAKFAST HASH
Braised flank and shin,
potato, beans, crispy egg
– £9

ALL DAY

BEEF DUMPLING
Slow cooked aged flank &
shin stuffed in suet pastry,
pan stock
– £8

PIGGY BUN
Nose to tail piggy nugget
bun dill pickles, apple jam,
chilli ketchup
– £8.5

HUNTERS CHICKEN
Glazed chicken over fire,
"Flank" bacon, smoked
cheese, whipped mash,
– £9

DINNER

MIDDLEWHITE
PORK
Treacle cured pork, charred
hispi cabbage, pan stock
– £11

AGED YORKSHIRE
BEEF
Flank steak,
bone marrow butter
– £7.5 PER 100G

SIDES

Mash – pan stock

Greens – butter

Double baked
potato chips

Honey mustard
pigs in blankets

– £4

Gopal's Corner *by Roti King*

ROTI CANAI

Two pieces of Roti served with choice of kari

Dhall (V) – £6.95

Chicken Kari – £7.95

Mutton Kari – £7.95

Fish Kari – £7.95

Beef Rendang – £7.95

MURTABAK

Roti with a mince meat, egg & onion filling

Lamb – £6.95

Beef – £6.95

Chicken – £6.95

THOSAI

A savoury South Indian style pancake also known as Dosa Served with 2 chutneys & Sambhar, a lentil based stew

Thosai (VE) – £5.95

Masala Thosai (VE) – £6.95

DRINKS

Hot Ginger Tea – £3.50

Teh Tarik (pulled tea)

Lemon Tea / Milo – £2.99

Ice Milo / Teh Tarik (pulled tea)

Ice Lemon Tea / Honey Lemon – £3.50

Can Drinks / Bottled Water – £1.80

BANANA LEAF RICE

Rice with two vegetable dishes of the day & Appalam served on a banana leaf

2 Veg & Sambhar – £9.95

Mutton Varuval – £12.95 / £4.95

pan roasted mutton with caramelised onion, ginger & garlic

Mutton Kari – £12.95 / £4.95

Chicken Peratal – £12.95 / £4.95

medium-hot cornfed chicken on the bone, in a dry Tamil kari

King Prawn Sambal – £13.95 / £5.95

A chilli based paste with spices

Beef Rendang – £13.95 / £5.95

Slow cooked British beef in herbs, spices & toasted coconut

Fried Fish – £12.95 / £4.95

marinated in spices & a touch of chilli powder

Fish Kari – £12.95 / £4.95

Fried Chicken – £12.95 / £4.95

(Ayam Goreng Berempah): Marinated in ginger, garlic, herbs & spices

KARI LAKSA

Malaysian curried broth served with fish balls, prawn, tofu & beansprouts – £8.95

MEE GORENG

Mamak Fried noodles, tofu, & prawns in a chilli based peanut sauce – £8.95

bunshop

BEEF AND BARLEY BUN, HORSERADISH CREAM – £5

braised minced short rib, barley & onion in a soft baked-then-steamed bun served with whipped horseradish cream

WELSH RAREBIT BUN, HENDERSON'S RELISH – £5 (v)

Mature cheddar, chestnut mushrooms and mustard in a soft baked-then-steamed bun served with Henderson's Relish

CURRIED LAMB BUN, SALT LIME YOGHURT – £5

braised minced lamb shoulder with ginger, garlic, chilli and curry leaves in a soft baked-then-steamed bun served with yoghurt blended with curry leaves and lime pickle.

BACON BUN, KETCHUP – £5

braised ham hock, bacon and toasted oats in a soft baked-then-steamed bun served with a house ketchup

PICKLES – £4

Fermented, dressed pickled cucumber and kraut

CHOPPED SALAD – £4

seasonal chopped salad, celeriac, white cabbage, carrot, kohlrabi and herbs with a mustard dressing.

DEVILLED FRIED POTATOES – £3.50

Triple-cooked cubes of potato dressed with a seasoning powder made with smoked dried chillies, dried capers and dulse

BUN DEAL
ANY 2 BUNS
AND 1 SIDE
– £12

DRINKS

Cola – £3.50

Ginger Beer
– £3.50Lemonade
– £3.50Still Water
– £2.50Builders Tea
– £2

Squirrel

SALADS – all £8.50

Oh My Cobb DF Chicken, egg, kale, quinoa, pickled red onion, avocado, sweetcorn, croutons, caesar cashew dressing	Kale Yeah GF DF Salmon, kale, fennel, cucumber, sweet, potato, radish, almonds, citrus sumac dressing	Thai Me Up GF DF Chicken, red cabbage, white cabbage, red pepper, spring onion, edamame, carrot, mint, toasted cashews, thai dressing	Guac 'n' Roll DF Chicken, brown rice, spinach, sweetcorn, cherry tomatoes, black beans, tortilla chips, avocado, pickled red onion, lime jalapeño vinaigrette	Ginger Spice GF DF VV+ Tofu, quinoa, spinach, beetroot, sweet potato, shredded red cabbage, mixed, seeds, avocado, carrot, ginger & miso dressing	Miami Rice GF DF Chipotle beef, brown rice, lentils, spinach, broccoli, shredded red cabbage, carrots, lime wedge
--	--	--	--	--	---

HOT SNACKS

JACKETS – all £7.50 - *white or sweet baked potato*

Chipotle Beef GF – cheddar, rocket

Lentil & Chickpea Stew GF V – greek yoghurt, pumpkin seeds, sunflower seeds

Chicken & Pesto GF DF – sweetcorn, rocket, pesto dressing

Soup of
the day
– £4.45

Stew of
the day
– £5.95

CHECK OUT OUR KITCHEN MENU FOR OUR ALL DAY BREAKFAST

KERBISHER & MALT

— FISH & CHIPS —

Fish & Chips

Your choice of Cod or Haddock,
chips & Sauce
— £10.5

Burger & Chips

Fish Finger Burger
& Chips
— £9.5

Calamari or Scampi & Chips

Your choice of Scampi or Calamari.
Chips & Sauce
— £9.5

+ All meals can be ordered with Salad instead of chips +

SUPER CALAMARI

K&M Classic / Lucky Lemon
Salt & Pepper / Scampi
— all £7.5

POSH FISH FINGER BUTTY

Glazed brioche bun, tartare sauce,
lettuce and Matzo coated fish fingers
— £8.5

DRINKS

Coke / Diet Coke — £2

Fentimans (Ginger Beer - Dandelion & Burdock - Victoria Lemonade - Rose Lemonade — £3

Still Water / Sparkling Water — £1.75

SIDES

Chips — £3

Mushy Peas — £2

K&M Salad — £4.5

Pickled Onion Rings — £1

Tartare Sauce — £1

Mayo — £0.95



COFFEE

	S	R
Espresso	£2.2	
Macchiato / cortado	£2.5	
Long black	£2.4	
Short black	£2.3	
Batch brew filter	£2.2 / 2.5	
Hand Brew Filter	£2.2 / 2.5	
Latte / cappuccino	£2.6 / 2.8	
Flat white	£2.8	
Mocha / hot chocolate	£2.8 / 3.1	
Chai / matcha latte	£3.2	
Beetroot / turmeric latte	£3.2	
Cold Brew	£3.2	
Add oatly, bonsoy, almond	£0.5	

TEAS

	t/a	pot
English Breakfast	£2.4 / 3	
Lady Grey	£2.4 / 3	
Green	£2.4 / 3	
Mint	£2.4 / 3	
Spiced Rooibos	£2.4 / 3	

JUICES

GREEN	—£4
Cucumber, apple, lemon, mint	
RED	—£4
Strawberry, apple, lemon, basil	
PURPLE	—£4
Beetroot, apple, lemon, aloe vera, ginger	
GOLD	—£4
Carrot, apple, lemon, ginger, turmeric	
ORANGE	
fresh orange juice	—£3

SMOOTHIES

Pineapple, Mango, Passionfruit	—£4
Banana, Peanut Butter, Oatly Milk	—£4
Strawberry, Banana	—£4

BREAKFAST

Everyday 8am / 10.30am

Toasted sourdough

Add Seasonal Preserves,
Peanut or Almond Butter,
Nutella, Banana
—£4

Wiltshire Ham & Swiss
Cheese Croissant
—£4

Heirloom Tomatoes & Swiss
Cheese Croissant
—£4

YOGHURT

Banana, Peanuts,
Dates, Honey
—£5

Matcha, Fig, Coconut,
Apple, Honey —£5

Plum, Granola, Honey
—£5



SUPERTACOS

AL CARBON

TACOS AL CARBON · 1 - £3.5 / 2 - £6.5 / 3 - £9.5

Pork Adobada
Spit roast marinated pork,
bacon, white onion, avocado
salsa verde, chile de arbol

Chicken Asado Al Carbon
Charcoal grilled chicken,
white onion, coriander

Steak Asada
Charcoal grilled marinated
skirt steak, roasted jalapeno,
white onion, salsa habanera

Mushroom Asada
Charcoal grilled marinated
Portobello mushroom,
roasted jalapeno, chile de
arbol

TACO PLATE – Any three tacos,
rice, beans and salsa – £11

MULA – Grilled Gringa Dairy Oaxaca cheese, our tortilla, salsa and your choice
of: Adobada / Pollo Asado Al Carbon / Carne Asada / Hongos Asada (V) – £7.5

POLLO ASADO AL CARBON · SMALL - 7 / MEDIUM - £13 / LARGE - £20

Charcoal grilled herb fed chicken thigh, Mexican green rice, black beans, salsa Mexicana, avocado, corn tortillas

SIDES – Corn chips – £3.5 · Corn Chips & Guacamole – £5 · Chicharron & Guacamole – £6 · Mexican rice and black beans – £4

CARNE ASADA RICE BOWL – Charcoal grilled 35 day aged rare breed skirt steak, roasted jalapeno,
Mexican green rice, black beans, salsa Mexicana, avocado – £10.50

ahi poke.

SIGNATURE BOWLS

Sweet Green
Kale, miso, tofu, edamame,
ginger, radish, carrot, sweet
potato, sweet ponzu
– £7.95/£9.95

Heat Wave
Quinoa, salmon, smashed
yuzu avo, red onion,
kimchee cucumber, coriander,
sriracha mayo
– £8.95/£10.95

Oahu
Rice, ahi tuna, red onion,
radish, carrot, coriander,
sesame shoyu
– £7.95/£9.95

Side Chick
Rice, spicy chicken,
red onion, burnt corn,
edamame, fried onion,
coriander, Korean BBQ
– £7.95/£9.95

TOPPINGS

Smashed Yuzu Avocado +£1.5 · Cashew Nut +£1 · Turmeric Almond & Chia +£1

MADE OF DOUGH

PIZZAS

Margherita
Solea tomato
sauce,
fior di latte
mozzarella,
extra virgin
olive oil &
fresh basil
– £6.5

Chorizo
Brindisa
chorizo,
sweet piquillo
peppers, solea
tomato sauce,
fior di latte
mozzarella,
extra virgin
olive oil &
fresh basil
– £8.5

Truffle
Portobello
mushrooms,
white alba
truffle oil,
fior di latte
mozzarella
& thyme
– £9

Serrano
Girona serrano
ham, datterini
tomato, solea
tomato sauce,
fior di latte
mozzarella,
fresh rocket &
parmesan
– £9.5

Vegan
Solea tomato
sauce, cashew
vegan cheese,
portobello
mushrooms,
sweet piquillo
peppers, extra
virgin olive oil
& fresh basil
– £9

SIDES

Garlic bread & aioli - Garlic, rosemary
& mozzarella bread w basil aioli

Anchovy bread & aioli - Anchovy &
mozzarella bread with basil aioli

DIPS (£1)

Basil aioli
Fresh basil & lemon aioli

Scotch bonnet romesco
Scotch bonnet & smoked paprika romesco (N)

PLEASE SEE BOARD FOR TODAY'S SPECIAL (£10)

DRINKS – Coca Cola · Diet Coke · Gingerella · Lemony Lemonade – £2 EACH

FANNY'S

THE BABS

Chilli Sauce, Spiced Yoghurt, Pickled Chilli's, Salad, Crunchy Slaw

Swish Chicken

Spiced for 24hr's in our home-made brine
– £8

Lazy Lamb

Leg of lamb marinated for 24hr's in a spiced zesty yoghurt marinade
– £8.5

Halloumi & Aubergine

Halloumi grilled to perfection with healthy amounts of babaganoush
– £7.5

Vegan Falafel

Big old falafels with lots of hummus and peppers
– £7.5

Kids Kebab – £4 · Wrapped Kebab // Rice Box // Salad Box // Add Halloumi + £2

SIDES

Persian Fries – £3

Skinny fries tossed in our Persian salt, which includes sumac, za'atar & ras el hanout

Sweet Potato Fries – £3.5

Fat cut fries tossed in our Persian inspired salt

Chop Salad – £4

Lettuce, red lettuce, mustard leaves, mint, drizzled with our pomegranate dressing

SNACKS

Hummus & Flatbread – £3.5

Fresh hummus served with flatbread warmed over our robata grill.

Bab & Flatbread – £3.5

Homemade babaganoush served with atbread warmed over our robata grill.

Harissa Hot Wings – £5

Spiced & cooked in our homemade Harissa sauce

HOTBOX

MAINS

Bandit Double Beef Burger

28 dry aged ground chuck steak patty, smoked brisket, American cheese, grilled jalapeno, chimichurri, onion, pickles, brioche bun
– £12

Smoked Brisket Sandwich

Smoked beef brisket, onion, pickled chilli, smoke dripping bbq sauce, brioche bun.
– £10

Scotch Bonnet Glazed Ribs

Spice rubbed smoked St Louis cut ribs, sweet and spicy scotch bonnet pepper glaze.
– £10 (add a rib for £4)

Smoked Jalapeno Chicken

Smoked and chargrilled chicken, mescal and chipotle sauce sliced green jalapeno.
– £13

Pepper Cured Jumbo Beef Short Rib

(Friday, Saturday, Sunday only)
Pepper rubbed USDA prime beef short rib, smoke dripping bbq sauce, pickled chilli and cucumbers
– £18

SIDES

Pickled jalapeno slaw – £4

Charred hispi cabbage – £4

Mac and cheese – £5

Hand cut fries – £4

SMALL PLATES

Brisket Poutine

Hand cut fries, sriracha aioli, smoked beef brisket, smoke dripping bbq sauce, crispy shallots – £7

Blue corn BBQ taco

Asian pork belly · BBQ brisket · Mushroom
– 2 For £7

BUTCHIES

FRIED BUTTERMILK CHICKEN SANDWICHES ALL SERVED IN A SOFT BUTTER TOASTED BUN

The Original
Fried buttermilk
chicken, Butchies "OG
sauce", House pickles
– £7

Butchies Hot Chicken
Fried buttermilk
chicken, butchies hot
coating, house pickles,
Butchies hot sauce
– £8

Cheesy Rider
Fried buttermilk
chicken, cheese
dripping, house pickles
& Butchies hot sauce
– £9

Jenny From The block
Fried buttermilk
chicken, guac, chipotle
mayo & smoked streaky
bacon
– £10

The Buffalo Tower
Two pieces of fried
buttermilk chicken,
slathered in buffalo
sauce & blue cheese
– £14

The "OG" Meal – Original fried chicken sandwich & fries & drink – £11

FRIES

Hand cut fries
– £3

Butch 'hot shake' fries
XXX HOT – £3.5

Cheese fries – £4

WINGS & STRIPS

Buffalo hot wings
– £6.5

Butchies strips w/Butchies
"OG" sauce
– £6

SAUCES

Butchies "OG" sauce, chipotle
mayo, house BBQ sauce, blue
cheese ranch
– £0.50 each

SOFT DRINKS

Coke & Diet Coke
San Pellegrino lemon / Orange
Perrier sparkling mineral water
– £2

Volvic natural mineral water
– £1.5



COFFEES

	S	R
Espresso	£2.2	
Macchiato / cortado	£2.5	
Long black	£2.4	
Short black	£2.3	
Batch brew filter	£2.2 / 2.5	
Latte / cappuccino	£2.6 / 2.8	
Flat white	£2.8	
Mocha / hot chocolate	£2.8 / 3.1	
Chai / matcha latte	£3.2	
Beetroot / turmeric latte	£3.2	
Add oatly, bonsoy, almond	£0.5	

TEAS

	t/a	pot
English Breakfast	£2.4 / 3	
Lady Grey	£2.4 / 3	
Green	£2.4 / 3	
Mint	£2.4 / 3	
Spiced Rooibos	£2.4 / 3	

JUICES

GREEN	–£4
Cucumber, apple, lemon, mint	
RED	–£4
Strawberry, apple, lemon, basil	
PURPLE	–£4
Beetroot, apple, lemon, aloe vera, ginger	
GOLD	–£4
Carrot, apple, lemon, ginger, turmeric	
ORANGE fresh orange juice	–£3

SMOOTHIES

Pineapple, Mango, Passionfruit	–£4
Banana, Peanut Butter, Oatly Milk	–£4
Strawberry, Banana	–£4

BREAKFAST

Every day 8am / 10.30am

Toasted sourdough
Add Seasonal Preserves, Peanut or
Almond Butter, Nutella, Banana
–£4

Bircher muesli
Sliced Apple, Oats, Almond Milk,
Nuts, Goji Berries DF
–£5

Tropical yoghurt
Coconut Yoghurt, Tropical Compote,
Oats, Goji Berries
–£5

Granola yoghurt
Greek Yoghurt, Granola, Raspberry
Compote
–£5

Porridge
Add Honey, Raisins, Maple Syrup,
Compote
–£3.5

BRUNCH Wednesday – Sunday, from 10am

Avocado on toast
–£6.5
Add Poached Egg
1.5 Bacon 2 /
Salmon 3

Eggs benney
Ham or Salmon,
English Muffin,
Poached Eggs,
Hollandaise, Herbs
–£7.5

Eggs florentine
Spinach, English
Muffin, Poached
Eggs, Hollandaise,
Herbs
–£7

Special sourdough
Burrata, Bresaola,
Tomatoes, Sicilian
Olives Dust –£10

Pancakes
Berries, Maple
Syrup, Mascarpone
–£7.5

**Sandwich of the
day –£5**

Soup of the day
–£5



VEGETARIAN / VEGAN MENU

PRESS

Pancakes - Berries, Maple Syrup, Mascarpone	-£7.5
Avocado on toast	-£6.5
Add Poached Egg 1.5	
Special sourdough - Burrata, Bresaola, Tomatoes, Sicilian Olives Dust	-£10
Eggs florentine - Spinach, English Muffin, Poached Eggs, Hollandaise, Herbs	-£7
Sandwich of the day	-£5
Soup of the day	-£5

AHI POKE

Sweet Green	
Kale, Miso, Tofu, Edamame, Ginger, Radish, Carrot, Sweet Potato, Sweet Ponzu (VE)	- £7.95/£9.95

FANNY'S KEBABS

Halloumi & Aubergine kebab	- £7.5
Vegan Falafel kebab (VE)	- £7.5
Persian fries (VE)	- £3
Sweet Potato Fries (VE)	- £3.5
Chop Salad (VE)	- £4
Hummus & Flatbread (VE)	- £3.5
Baba & Flatbread (VE)	- £3.5

HOTBOX

Pickled jalapeno slaw (VE)	- £4
Charred hispi cabbage	- £4
Mac and cheese	- £5
Hand cut fries w/chipotle aioli	- £4
Mushroom & Blue Corn Taco (2)	- £7

MADE OF DOUGH

Vegan - Solea tomato sauce, cashew vegan cheese, portobello mushrooms, sweet piquillo peppers, extra virgin olive oil & fresh basil (VE) - £9

Margherita - Solea tomato sauce, fior di latte mozzarella, extra virgin olive oil & fresh basil - £6.5

Truffle - Portobello mushrooms, white alba truffle oil, fior di latte mozzarella & thyme - £9

Garlic Bread & Aioli - Garlic, rosemary & mozzarella bread with basil aioli - £5

SUPER TACOS

Mushroom Asada Taco - Charcoal grilled portobello mushroom, roasted jalapeno, white onion, avocado (VE)
1 - £3.5 / 2 - £6.5 / 3 - £9.5

Hongos Asada Mula - Grilled Gringa Dairy Oaxaca cheese, flour tortilla, salsa Hongos Asada - £7.5

SIDES

Corn chips (VE) - £3.5
Corn Chips & Guacamole (VE) - £5
Mexican rice and black beans (VE) - £4



VEGETARIAN / VEGAN MENU

PRESS

Pancakes - Berries, Maple Syrup, Mascarpone	-£7.5
Avocado on toast	-£6.5
Add Poached Egg 1.5	
Special sourdough - Burrata, Bresaola, Tomatoes, Sicilian Olives Dust	-£10
Eggs florentine - Spinach, English Muffin, Poached Eggs, Hollandaise, Herbs	-£7
Sandwich of the day	-£5
Soup of the day	-£5

AHI POKE

Sweet Green	
Kale, Miso, Tofu, Edamame, Ginger, Radish, Carrot, Sweet Potato, Sweet Ponzu (VE)	- £7.95/£9.95

FANNY'S KEBABS

Halloumi & Aubergine kebab	- £7.5
Vegan Falafel kebab (VE)	- £7.5
Persian fries (VE)	- £3
Sweet Potato Fries (VE)	- £3.5
Chop Salad (VE)	- £4
Hummus & Flatbread (VE)	- £3.5
Baba & Flatbread (VE)	- £3.5

HOTBOX

Pickled jalapeno slaw (VE)	- £4
Charred hispi cabbage	- £4
Mac and cheese	- £5
Hand cut fries w/chipotle aioli	- £4
Mushroom & Blue Corn Taco (2)	- £7

MADE OF DOUGH

Vegan - Solea tomato sauce, cashew vegan cheese, portobello mushrooms, sweet piquillo peppers, extra virgin olive oil & fresh basil (VE) - £9

Margherita - Solea tomato sauce, fior di latte mozzarella, extra virgin olive oil & fresh basil - £6.5

Truffle - Portobello mushrooms, white alba truffle oil, fior di latte mozzarella & thyme - £9

Garlic Bread & Aioli - Garlic, rosemary & mozzarella bread with basil aioli - £5

SUPER TACOS

Mushroom Asada Taco - Charcoal grilled portobello mushroom, roasted jalapeno, white onion, avocado (VE)
1 - £3.5 / 2 - £6.5 / 3 - £9.5

Hongos Asada Mula - Grilled Gringa Dairy Oaxaca cheese, flour tortilla, salsa Hongos Asada - £7.5

SIDES

Corn chips (VE) - £3.5
Corn Chips & Guacamole (VE) - £5
Mexican rice and black beans (VE) - £4

COCKTAILS

Fulham Spritz
Kamm & Sons, St
Germain, fizz
& hop tonic

**Tommy's Mezcal
Margarita***
Quiquiriqui Mezcal,
agave, lime
& worm salt

Espresso Martini*
Black Cow Vodka,
Mr. Black Coffee
Liqueur, Press Coffee
espresso, cardamom
& cinnamon syrup

Pisco Sour*
El Gobernador, lime,
egg white & Chuncho
Bitters

Negroni
East London Gin,
Belsazar Red
Vermouth & Campari

Paloma
Calle 23 Reposado
Tequila, Square Root
pink grapefruit soda,
lime & agave

Old Fashioned
Wild Turkey Bourbon,
Angostura
& orange bitters

End of the Line
Akashi Tai Plum Sake
Liqueur, East London
Vodka, jasmine tea
cordial & soda

- ALL £9.5

Please inform us
of any allergies.

*Vegan/vegetarian options
available upon request.

WHITE WINE

Catarratto Bianco (Italy)
Vanilla, apple & medium bodied
125ml - £5.5 • 175ml - £7.2 • 500ml - £15.5

Minini Pinot Grigio (Italy)
Green apple & lemon, refreshing
125ml - £6 • 175ml - £7.7 • Bottle - £25

Xanadu Exmoor Chardonnay (Australia)
Pear & nectarine, crispy
125ml - £6.2 • 175ml - £8 • Bottle - £27.5

Albarino (Spain)
Citrus fruits & honey, salty minerality
125ml - £6.5 • 175ml - £8.7 • Bottle - £30

Journeys End Sauvignon Blanc (South Africa)
Pear & honeydew melon, zesty
125ml - £6.7 • 175ml - £9 • Bottle - £32.5

Kung Fu Riesling (USA)
Apricot & nectarine, crispy
125ml - £7 • 175ml - £9.2 • Bottle - £35

ROSÉ

Chateau de Provence (France)
Grapefruit & exotic fruits, citrus
125ml - £6.2 • 175ml - £8 • Bottle - £27.5

Spy Valley Pinot Noir (New Zealand)
Plum, peach & strawberry
125ml - £7 • 175ml - £9.2 • Bottle - £35

RED WINE

Nero D'avola (Italy)
Cherry & raspberry, medium bodied
125ml - £5.5 • 175ml - £7.2 • 500ml - £15.5

Santa Rita Merlot (Chile)
Red fruit & vanilla, full bodied
125ml - £6 • 175ml - £7.7 • Bottle - £25

Maycas Sumaq Pinot Noir, (Chile)
Cherries & raspberries, delicate
125ml - £6.2 • 175ml - £8 • Bottle - £27.5

**St Cosme Little James Basket Press,
Cote du Rhone (France)**
Cherry & spice, light bodied
125ml - £6.5 • 175ml - £8.7 • Bottle - £30

Oscuro Mendoza Malbec (Argentina)
Black cherry & pepper, off dry
125ml - £6.7 • 175ml - £9 • Bottle - £32.5

Naked on Rolling Skates, Shiraz (AUS)
Plums & honey, full bodied
125ml - £7 • 175ml - £9.2 • Bottle - £35

SPARKLING

Cavicchioli Pignoletto Modena, Spumante (Italy)
White flowers & jasmine, crisp & dry
125ml - £6.5 • Bottle - £30

Ridgeview Bloomsbury Brut (England)
Pear & peach, crispy
Bottle / £50

BEER ON DRAFT

Market Helles Lager
Lager 4% (Cornwall)
½ £2.75 • Pint £5

Harbour Daymer
Extra Pale Ale 3.8%
(Cornwall)
½ £3 • £5.5

Urban Orchard Cider
Cider 4% (Bermondsey)
½ £2.75 • Pint £5

Good Things Hazy Pale
Pale Ale 4.5% (Brighton)
½ £3.25 • Pint £6

Thornbridge AM/PM
Ipa 4.5% (Brighton)
½ £3.6 • Pint £6.7

Wild Beer Pogo
Fruity Ipa 4% (Somerset)
½ £3.5 • Pint £6.5

Please ask at the bar for details of this
month's selection of bottles & cans

SOFTS

For Children
Pips Organic 180ml juice cartons;
Strawberry & black currant.
Pineapple & mango.
Cloudy apple.
- All £2

Daytime Juice Bar
Glow:
Apple, spinach, cucumber, lemon, mint
Detox:
Carrot, orange, ginger
Cleanse:
Apple, beetroot, cucumber, lemon
- Regular - £4 • Large - £5

Carbonates
Fever Tree Indian tonic
Fever Tree light tonic
Square Root hop tonic
Fentimans ginger beer
House lemonade
- All £3

Seasonal virgin spritz available
- £5



**DRINKS
MENU**



Economy and Place

Michael Slater (Assistant Director)
Hazel Court EcoDepot, James Street, York
YO10 3DS
Tel: 01904 551550
Fax: 01904 551590

Mr Darren O'Leary
Keystone Law
48 Chancery Lane
London
WC2A 1JF

Extn: 2512
Ask for Janice Cockerill
Our ref: JAC/013040/prem
E-mail: licensing.unit@york.gov.uk

Date: 19 June 2018

Dear Mr O'Leary

Licensing Act 2003

Premises Licence - Transfer

Havana Cafe and Cocktail Bar, 4-5 Stonebow House, York
CYC - 013040

Please find enclosed the amended Premise Licence and Summary for the above premise.

Please note that the licence holder must ensure that the licence or a certified copy of it is kept at the premises in the custody or under the control of either

- a) the licence holder, or
- b) a person who works at the premises and who has been nominated in writing by the licence holder.

The licence holder must also ensure that

- a) the summary of the licence or a certified copy of it, and
- b) a notice specifying the position held at the premises by any person nominated as at (b) above, are prominently displayed at the premises.

You should be aware that under S57(4) of the above act the licence holder commits an offence, if he/she fails, without reasonable excuse, to comply with the above.

Please be aware that you must also transfer any gaming notifications that are currently under the previous licence owner. You can download a gaming notification from the council website.

If you wish to discuss any matter concerning your licence please contact the City of York Council's Licensing Unit on (01904) 552512.

Yours sincerely

Janice Cockerill
Senior Licensing Officer

Enc

We hereby certify this is a true copy of the original

Signed *Keystone Law*  KEYSTONE.LAW

Keystone Law, 48 Chancery Lane, London, WC2A 1JF
Andrew.Wong@keystonelaw.co.uk
Darren.OLeary@keystonelaw.co.uk



LICENSING ACT 2003 PREMISES LICENCE

Schedule 12 Part A

Part 1 Premises details

Premises licence number
CYC - 013040

Postal address of premises:

**Havana Cafe and Cocktail Bar
The Stonebow**

Post town: **York**

Post code: **YO1 7NP**

Telephone number: 01904 647540

Expiry date: This licence has no expiry date.

Licensable activities authorised by the licence:

Live Music
Recorded Music
Performances of Dance
Activities like music/dance
Late Night Refreshment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

LIVE MUSIC
Indoors

Monday
07:00 - 02:30

Tuesday
07:00 - 02:30

Wednesday
07:00 - 02:30

Thursday
07:00 - 02:30

Friday
07:00 - 02:30

Saturday
07:00 - 02:30

Sunday
09:30 - 02:30

RECORDED MUSIC

Indoors

Monday 07:00 - 02:30	Tuesday 07:00 - 02:30	Wednesday 07:00 - 02:30	Thursday 07:00 - 02:30
Friday 07:00 - 02:30	Saturday 07:00 - 02:30	Sunday 09:30 - 02:30	

PERFORMANCES OF DANCE

Indoors

Monday 07:00 - 02:30	Tuesday 07:00 - 02:30	Wednesday 07:00 - 02:30	Thursday 07:00 - 02:30
Friday 07:00 - 02:30	Saturday 07:00 - 02:30	Sunday 09:30 - 02:30	

ACTIVITIES LIKE MUSIC/DANCE

Indoors

Monday 07:00 - 02:30	Tuesday 07:00 - 02:30	Wednesday 07:00 - 02:30	Thursday 07:00 - 02:30
Friday 07:00 - 02:30	Saturday 07:00 - 02:30	Sunday	

LATE NIGHT REFRESHMENT

Indoors and Outdoors

Monday 23:00 - 02:00	Tuesday 23:00 - 02:00	Wednesday 23:00 - 02:00	Thursday 23:00 - 02:00
Friday 23:00 - 02:00	Saturday 23:00 - 02:00	Sunday 23:00 - 02:00	

SUPPLY OF ALCOHOL

Monday 11:00-02:00	Tuesday 11:00-02:00	Wednesday 11:00-02:00	Thursday 11:00-02:00
Friday 11:00-02:00	Saturday 11:00-02:00	Sunday 11:00-02:00	

Non Standard Timings for Live Music, Recorded Music, Performance of Dance, Activities like Music/Dance, Late Night Refreshment and Supply of Alcohol:

An additional hour on the end of standard permitted hours on UK Bank Holiday Sundays, Bank Holidays, Christmas Eve and New Year's Eve and the start of British Summer Time.

The Opening Hours of the Premises

Monday 07:00-02:30	Tuesday 07:00-02:30	Wednesday 07:00-02:30	Thursday 07:00-02:30
Friday 07:00-02:30	Saturday 07:00-02:30	Sunday 09:30-02:30	

Non Standard Timings:

An additional hour on the end of standard permitted hours on UK Bank Holiday Sundays, Bank Holidays, Christmas Eve and New Year's Eve and the start of British Summer Time.

Where the licence authorises supplies of alcohol whether these are on and/or off supplies:

No Supply of Alcohol

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premise licence:**

Name: Try Markets York Limited

Address: 5 New Street Square
London
EC4A 3TW

Telephone number: None

Email address: None

Registered number of holder, for example company number, charity number (where applicable):

10837321

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

No DPS

Annex 1 – Mandatory conditions**MANDATORY CONDITIONS IN RELATION TO THE SUPPLY OF ALCOHOL**

1. In accordance with section 19 of the Licensing Act 2003, where a premises licence authorises the supply of alcohol, the licence must include the following conditions.

2. The first condition is that no supply of alcohol may be made under the premises licence -
 - (a) at a time where there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. The second condition is that every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -
 - (a) games or other activities which require or encourage, or are designed to require or encourage individuals to -
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that -
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25ml or 35ml; and
 - (iii) still wine in a glass: 125ml;

- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

MANDATORY CONDITION - ALCOHOL PRICING

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1 -
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ where -
 - (i) P is the permitted price,
 - (ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
 (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

MANDATORY CONDITION: DOOR SUPERVISION

1. In accordance with section 21 of the Licensing Act 2003 (as amended by section 25 Violent Crime Reduction Act 2006), where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must -
 - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of that Act.
2. But nothing in subsection (1) requires such a condition to be imposed -
 - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c.12) (premises with premises licences authorising plays or films), or
 - (b) in respect of premises in relation to -

- (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence, or
- (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).

3. For the purposes of this section -

- (a) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies, and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act), and
- (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

Annex 2 – Conditions consistent with the operating schedule

Licensing Objectives

General

1. This licence excludes any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.
2. Staff will be trained in relation to the four licensing objectives.

Prevention of Crime & Disorder

3. An adequate amount of seating will be provided for customers wishing to partake of a meal.

Public Safety

4. Steps will be taken to ensure that fire exits are clearly indicated and kept clear of obstruction at all times.
5. Any fire fighting equipment will be regularly serviced and maintained at all times.

Protection of Children from Harm

6. Staff training will be carried out in order to prevent underage sales.

Annex 3 – Conditions attached after a hearing by the licensing authority

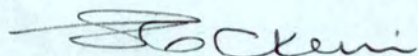
1. Digital colour CCTV will be installed to cover the premises and will include all areas to where the public have access to consume alcohol and where licensable activities are undertaken.
2. CCTV will be maintained, working and recording at all times when the premises are open.
3. CCTV recordings shall be of an evidential quality in all lighting conditions and will be of sufficient quality to be produced in court or other such hearing.
4. Copies of the recordings will be kept available for any responsible authority for 28 days.
5. Copies of the recordings will display the correct time and date of the recording.

6. A member of staff trained to use the CCTV system shall be on duty at all times so as to ensure the recorded images are made available for inspection and downloading immediately upon request to any responsible authority.
7. All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
8. Clear notices shall be prominently displayed requesting customers to leave the premises and area in a quiet and orderly manner.
9. The only acceptable proof of age identification shall be a current passport, photocard driving licence or identification carrying the PASS logo.
10. Drinking vessels of any type shall not be allowed to enter or leave the premises whilst under the customers care.
11. Documented staff training will be given regarding the retail sale of alcohol; the conditions attached to the premises licence; and the opening times of the venue.
12. Such records (referred to in condition 11) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.
13. A Refusals Register and Incident Report Register will be kept. Such documents will record incidents of staff refusals to under-age or drunk people as well as incidents of any anti-social behaviour and ejections from premises.
14. Both documents (referred to in condition 13) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.
15. The venue shall partake in the York Night-time economy radio system.
16. All off-sales shall be in sealed containers.
17. The footprint of the outside area shall be clearly marked at all times (when in use) by semi-permanent barrier, screen or similar (such as a plant screen).
18. There will be no vertical drinking in the external seating area; for the purpose of clarity customers shall remain seated whilst consuming alcohol in that area.
19. The rear entrance of the venue (onto St Saviourgate) shall not be used as a means of entry or egress (save for the use as a fire exit in an emergency).
20. Any queuing in to the premises shall be managed by staff to ensure that the queue stays close to the building line and goes away from the premises along the pedestrian ramp (accessed from Stonebow) towards the city centre.
21. So as to afford proper supervision of customers there shall be a member of staff deployed in the basement of the venue whenever there are customers consuming alcohol or when licensable activities are undertaken.
22. An adequate number of Door Supervisors (at least two) shall be provided at the venue from 21:00 hours on the following occasions:
 - i. Every Friday and Saturday evening
 - ii. The evening before a Bank Holiday
 - iii. The evening of race meetings held at York Racecourse (save for the family meeting in September and the first meeting held in May).

23. An adequate number of Door Supervisors (at least two) shall be provided at the venue from 23:00 hours on all other occasions.
24. All doors and windows shall be closed during regulated entertainment or, when regulated entertainment is not provided after 2300 hours each night (except for ingress and egress).
25. Clear signage shall be displayed requesting that customers respect local residents and to leave the premises quietly.
26. A documented noise management plan shall be submitted to and approved by the City of York Council within two months of the licence being granted, once approved it shall be implemented. The noise management plan will also include a procedure for investigating noise complaints.
27. Bottle bins are only to be emptied between the hours of 09:00 hours and 22:00 hours Monday to Sunday.
28. The outside drinking/eating area shall not be used for any licensable activities or the consumption of alcohol after 23:00 hours until the close of business.
29. Noise originating from within the premises shall be inaudible at noise sensitive properties.

Annex 4 – Approved Plan

Plan Number's 013040-30/4/14 (1) & 013040-30/4/14 (2)



For and on behalf of
The Director of Economy & Place

Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS

Date: 18/06/2007
04/06/2018 (Transfer)

Phone: 01904 552512
Fax: 01904 551590
Email: licensing.unit@york.gov.uk
Website: www.york.gov.uk/licensing

We hereby certify this is a true copy of the original

Signed  **Keystone Law**
KEYSTONE.LAW

Keystone Law, 48 Chancery Lane, London, WC2A 1JF
Andrew.Wong@keystonelaw.co.uk
Darren.OLeary@keystonelaw.co.uk



PREMISES LICENCE SUMMARY

Part B

Part 1 Premises details

Premises licence number
CYC - 013040

Postal address of premises:

**Unit 4-5 Stonebow House
Stonebow**

Post town: **York**

Post code: **YO1 7NP**

Telephone number: 01904 864578

Where the licence is time limited the date:

This licence has no expiry date.

Licensable activities authorised by the licence:

Live Music
Recorded Music
Performances of Dance
Activities like music/dance
Late Night Refreshment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

LIVE MUSIC
Indoors

Monday
07:00 - 02:30

Tuesday
07:00 - 02:30

Wednesday
07:00 - 02:30

Thursday
07:00 - 02:30

Friday
07:00 - 02:30

Saturday
07:00 - 02:30

Sunday
09:30 - 02:30

RECORDED MUSIC

Indoors

Monday 07:00 - 02:30	Tuesday 07:00 - 02:30	Wednesday 07:00 - 02:30	Thursday 07:00 - 02:30
Friday 07:00 - 02:30	Saturday 07:00 - 02:30	Sunday 09:30 - 02:30	

PERFORMANCES OF DANCE

Indoors

Monday 07:00 - 02:30	Tuesday 07:00 - 02:30	Wednesday 07:00 - 02:30	Thursday 07:00 - 02:30
Friday 07:00 - 02:30	Saturday 07:00 - 02:30	Sunday 09:30 - 02:30	

ACTIVITIES LIKE MUSIC/DANCE

Indoors

Monday 07:00 - 02:30	Tuesday 07:00 - 02:30	Wednesday 07:00 - 02:30	Thursday 07:00 - 02:30
Friday 07:00 - 02:30	Saturday 07:00 - 02:30	Sunday	

LATE NIGHT REFRESHMENT

Indoors and Outdoors

Monday 23:00 - 02:00	Tuesday 23:00 - 02:00	Wednesday 23:00 - 02:00	Thursday 23:00 - 02:00
Friday 23:00 - 02:00	Saturday 23:00 - 02:00	Sunday 23:00 - 02:00	

SUPPLY OF ALCOHOL

Monday 11:00-02:00	Tuesday 11:00-02:00	Wednesday 11:00-02:00	Thursday 11:00-02:00
Friday 11:00-02:00	Saturday 11:00-02:00	Sunday 11:00-02:00	

Non Standard Timings for Live Music, Recorded Music, Performance of Dance, Activities like Music/Dance, Late Night Refreshment and Supply of Alcohol:

An additional hour on the end of standard permitted hours on UK Bank Holiday Sundays, Bank Holidays, Christmas Eve and New Year's Eve and the start of British Summer Time.

The Opening Hours of the Premises

Monday 07:00-02:30	Tuesday 07:00-02:30	Wednesday 07:00-02:30	Thursday 07:00-02:30
Friday 07:00-02:30	Saturday 07:00-02:30	Sunday 09:30-02:30	

Non Standard Timings:

An additional hour on the end of standard permitted hours on UK Bank Holiday Sundays, Bank Holidays, Christmas Eve and New Year's Eve and the start of British Summer Time.

Where the licence authorises supplies of alcohol whether these are on and/or off supplies:

No Supply of Alcohol

Name and (registered) address of holder of premise licence:

Name: Try Markets York Limited
Address: 5 New Street Square
London
EC4A 3TW

Registered number of holder, for example company number, charity number (where applicable):

10873721

Name of designated premises supervisor where the premise licence authorises the supply of alcohol:

No DPS

State whether access to the premises by children is restricted or prohibited

Staff training will be carried out in order to prevent underage sales



For and on behalf of
The Director of Economy & Place

Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS

Date: 18/06/2007
04/05/2018 (Transfer)

Phone: 01904 552512
Fax: 01904 551590
Email: licensing.unit@york.gov.uk
Website: www.york.gov.uk/licensing



Economy and Place

Michael Slater (Assistant Director)
Hazel Court EcoDepot, James Street, York
YO10 3DS
Tel: 01904 551550
Fax: 01904 551590

Mr Darren O'Leary
Keystone Law
48 Chancery Lane
London
WC2A 1JF

Extn: 2512
Ask for: Janice Cockerill
Our ref: JAC/009129/prem
E-mail: licensing.unit@york.gov.uk
Date: 21 June 2018

Dear Mr O'Leary

Licensing Act 2003

Premises Licence - Transfer

The Duchess, Stonebow House, The Stonebow, York
CYC - 009129

Please find enclosed the amended Premise Licence and Summary for the above premise.

Please note that the licence holder must ensure that the licence or a certified copy of it is kept at the premises in the custody or under the control of either

- a) the licence holder, or
- b) a person who works at the premises and who has been nominated in writing by the licence holder.

The licence holder must also ensure that

- a) the summary of the licence or a certified copy of it, and
- b) a notice specifying the position held at the premises by any person nominated as at (b) above, are prominently displayed at the premises.

You should be aware that under S57(4) of the above act the licence holder commits an offence, if he/she fails, without reasonable excuse, to comply with the above.

Please be aware that you must also transfer any gaming notifications that are currently under the previous licence owner. You can download a gaming notification from the council website.

If you wish to discuss any matter concerning your licence please contact the City of York Council's Licensing Unit on (01904) 552512.

Yours sincerely

Janice Cockerill
Senior Licensing Officer

Enc

We hereby certify this is a true copy of the original

Signed *Keystone Law* 

Keystone Law, 48 Chancery Lane, London, WC2A 1JF
 Andrew.Wong@keystonelaw.co.uk
 Darren.OLeary@keystonelaw.co.uk



LICENSING ACT 2003

PREMISES LICENCE

Schedule 12

Part A

Part 1 Premises details

Premises licence number
 CYC - 009129

Postal address of premises:

**The Duchess
 Stonebow**

Post town: **York**

Post code: **YO1 7NP**

Telephone number: 01904 641413

Expiry date: This licence has no expiry date.

Licensable activities authorised by the licence:

Films
 Indoor sporting events
 Live Music
 Recorded Music
 Performances of Dance
 Activities like music/dance
 Late Night Refreshment
 Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

FILMS
 Indoors

Monday
 10:00 - 04:00

Tuesday
 10:00 - 04:00

Wednesday
 10:00 - 04:00

Thursday
 10:00 - 04:00

Friday
 10:00 - 04:00

Saturday
 10:00 - 04:00

Sunday
 10:00 - 04:00

INDOOR SPORTING EVENTS

Monday - Sunday
24 hours

LIVE MUSIC

Indoors

Monday
10:00 - 01:00

Tuesday
10:00 - 01:00

Wednesday
10:00 - 01:00

Thursday
10:00 - 01:00

Friday
10:00 - 01:00

Saturday
10:00 - 01:00

Sunday
10:00 - 01:00

RECORDED MUSIC

Indoors

Monday
10:00 - 04:00

Tuesday
10:00 - 04:00

Wednesday
10:00 - 04:00

Thursday
10:00 - 04:00

Friday
10:00 - 04:00

Saturday
10:00 - 04:00

Sunday
10:00 - 04:00

PERFORMANCES OF DANCE

Indoors

Monday
10:00 - 04:00

Tuesday
10:00 - 04:00

Wednesday
10:00 - 04:00

Thursday
10:00 - 04:00

Friday
10:00 - 04:00

Saturday
10:00 - 04:00

Sunday
10:00 - 04:00

ACTIVITIES LIKE MUSIC/DANCE

Indoors

Monday
10:00 - 04:00

Tuesday
10:00 - 04:00

Wednesday
10:00 - 04:00

Thursday
10:00 - 04:00

Friday
10:00 - 04:00

Saturday
10:00 - 04:00

Sunday
10:00 - 04:00

LATE NIGHT REFRESHMENT

Indoors

Monday
23:00 - 04:00

Tuesday
23:00 - 04:00

Wednesday
23:00 - 04:00

Thursday
23:00 - 04:00

Friday
23:00 - 04:00

Saturday
23:00 - 04:00

Sunday
23:00 - 04:00

SUPPLY OF ALCOHOL

Monday 10:00 - 03:30	Tuesday 10:00 - 03:30	Wednesday 10:00 - 03:30	Thursday 10:00 - 03:30
Friday 10:00 - 03:30	Saturday 10:00 - 03:30	Sunday 10:00 - 03:30	

Non Standard Timings for Films, Live Music, Recorded Music, Performances of Dance, Activities like Music/Dance, Late Night Refreshment and Supply of Alcohol:

From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.

The Opening Hours of the Premises

Monday 10:00 - 04:00	Tuesday 10:00 - 04:00	Wednesday 10:00 - 04:00	Thursday 10:00 - 04:00
Friday 10:00 - 04:00	Saturday 10:00 - 04:00	Sunday 10:00 - 04:00	

Non Standard Timings:

From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.

Where the licence authorises supplies of alcohol whether these are on and/or off supplies:

No supply of alcohol

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premise licence:**

Name: Try Markets York Limited

Address: 5 New Street Square
London
EC4A 3TW

Telephone number: None

Email address: None

Registered number of holder, for example company number, charity number (where applicable):

10837321

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

No DPS

Annex 1 – Mandatory conditions

MANDATORY CONDITIONS IN RELATION TO THE SUPPLY OF ALCOHOL

1. In accordance with section 19 of the Licensing Act 2003, where a premises licence authorises the supply of alcohol, the licence must include the following conditions.
2. The first condition is that no supply of alcohol may be made under the premises licence -
 - a) at a time where there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. The second condition is that every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -
 - a) games or other activities which require or encourage, or are designed to require or encourage individuals to -
 - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either –

- a) a holographic mark, or
- b) an ultraviolet feature.

7. The responsible person must ensure that –

- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures –
 - i. beer or cider: ½ pint;
 - ii. gin, rum, vodka or whisky: 25ml or 35ml; and
 - iii. still wine in a glass: 125ml;
- b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

MANDATORY CONDITION - ALCOHOL PRICING

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1 –

- a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b) "permitted price" is the price found by applying the formula – $P = D + (D \times V)$ where –
 - i. P is the permitted price,
 - ii. D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence –
 - i. the holder of the premises licence,
 - ii. the designated premises supervisor (if any) in respect of such a licence, or
 - iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

MANDATORY CONDITION: DOOR SUPERVISION

1. In accordance with section 21 of the Licensing Act 2003 (as amended by section 25 Violent Crime Reduction Act 2006), where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must -
 - a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - b) be entitled to carry out that activity by virtue of section 4 of that Act.
2. But nothing in subsection (1) requires such a condition to be imposed -
 - a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c.12) (premises with premises licences authorising plays or films), or
 - b) in respect of premises in relation to -
 - i. any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence, or
 - ii. any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
3. For the purposes of this section -
 - a) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies, and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act), and
 - b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

MANDATORY CONDITION: EXHIBITION OF FILMS

1. In accordance with section 20 of the Licensing Act 2003, where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
2. Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.
3. Where -
 - a) the film classification body is not specified in the licence, or
 - b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.
4. In this section - 'children' means persons aged under 18; and 'film classification body' means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

Annex 2 – Conditions consistent with the operating schedule

Licensing Objectives

General

1. This licence excludes any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.
2. Written procedures and policies with regard to health and safety, controlled entry and exit to the premises, queue management and drugs are in place.
3. Customers will not be admitted to the premises after 02:30 hours.

Prevention of Crime & Disorder

4. Digital colour CCTV will be installed to cover the premises and will include all areas to where public have access to consume alcohol and where licensable activities are undertaken.
5. CCTV will be maintained, working and recording at all times when the premises are open.
6. The recordings will be of evidential quality in all lighting conditions and will be of sufficient quality to be produced in court or other such hearing.
7. Copies of the recordings will be kept available for any responsible authority for 28 days.
8. Copies of the recordings will display the correct time and date of the recording.
9. A member of staff trained to use the CCTV system shall be on duty at all times so as to ensure the recorded images are made available for inspection and downloading immediately upon request to any responsible authority.
10. All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
11. Clear notices shall be prominently displayed requesting customers to leave the premises and the area in a quiet and orderly manner.
12. The only acceptable proof of age identification shall be a current passport, photocard driving licence or identification carrying the PASS logo.
13. Drinking vessels of any type shall not be allowed to enter or leave the premises whilst under the customers care.
14. Documented staff training will be given regarding the retail sale of alcohol; the conditions attached to the premises licence; and the opening times of the venue.
15. Such records (referred to in condition 14) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.
16. A Refusals Register and Incident Report Register will be kept. Such documents will record incidents of staff refusals to under-age or drunk people as well as incidents of any anti-social behaviour and ejections from the premises.

17. Both documents (referred to in condition 16) shall be kept for at least one year and they will be made available immediately upon a reasonable request from any responsible authority.

18. The venue shall partake in the York night-time economy radio system.

19. Any queuing in to the premises shall be managed and supervised by staff to ensure that the queue stay close to the building line and close to the right hand wall (as you approach the venue from Stonebow) and goes away from the premises along the pedestrian ramp (accessed from Stonebow) towards the city centre. There should be clear distinction and free passage between any other queues to other venues within The Stonebow complex.

20. There shall be no consumption of alcohol by patrons queuing to enter the premises.

21. SIA registered doorstaff will be provided on the premises to an adequate level during opening hours.

Public Nuisance

22. Signage requesting customers not to deposit litter outside the premises will be prominently displayed.

23. There will be door staff supervision of customers until they disperse from the premises.

Protection of Children from Harm

24. Under 16 year olds will only be admitted to the premise if they are accompanied by an adult.

25. All persons under 18 years of age must evacuate the premises when live music finishes.

Annex 3 – Conditions attached after a hearing by the licensing authority

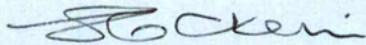
1. The occupancy figure for the premises should not exceed 400 persons.

2. A staff policy will be in place to monitor sound levels that may emit from the premises. The policy will require staff to monitor noise levels at the nearest residential properties to ensure music and other activities are inaudible. Records will be kept on the premises detailing times and dates when monitoring was carried out.

3. All doors at the rear of the premises shall be kept closed when music is playing.

Annex 4 – Approved Plan

Plan Number 009129-24/08/05



For and on behalf of
The Director of Economy & Place

Licensing Services
Hazel Court EcoDepot
James Street, York
YO10 3DS

Date: 24/08/2005
04/06/2018 (Transfer)

Phone: 01904 552512
Fax: 01904 551590
Email: licensing.unit@york.gov.uk
Website: www.york.gov.uk/licensing

We hereby certify this is a true copy of the original

Signed  **Keystone Law**
KEYSTONE.LAW

Keystone Law, 48 Chancery Lane, London, WC2A 1JF
Andrew.Wong@keystonelaw.co.uk
Darren.OLeary@keystonelaw.co.uk



PREMISES LICENCE SUMMARY

Part B

Part 1 Premises details

Premises licence number
CYC - 009129

Postal address of premises:

**The Duchess
Stonebow**

Post town: **York**

Post code: **YO1 7NP**

Telephone number: 01904 641413

Where the licence is time limited the date:

This licence has no expiry date.

Licensable activities authorised by the licence:

Films
Indoor sporting events
Live Music
Recorded Music
Performances of Dance
Activities like music/dance
Late Night Refreshment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

FILMS
Indoors

Monday
10:00 - 04:00

Tuesday
10:00 - 04:00

Wednesday
10:00 - 04:00

Thursday
10:00 - 04:00

Friday
10:00 - 04:00

Saturday
10:00 - 04:00

Sunday
10:00 - 04:00

INDOOR SPORTING EVENTS

Monday to Sunday
24 hours

LIVE MUSIC
Indoors

Monday 10:00 - 01:00	Tuesday 10:00 - 01:00	Wednesday 10:00 - 01:00	Thursday 10:00 - 01:00
Friday 10:00 - 01:00	Saturday 10:00 - 01:00	Sunday 10:00 - 01:00	

RECORDED MUSIC
Indoors

Monday 10:00 - 04:00	Tuesday 10:00 - 04:00	Wednesday 10:00 - 04:00	Thursday 10:00 - 04:00
Friday 10:00 - 04:00	Saturday 10:00 - 04:00	Sunday 10:00 - 04:00	

PERFORMANCES OF DANCE
Indoors

Monday 10:00 - 04:00	Tuesday 10:00 - 04:00	Wednesday 10:00 - 04:00	Thursday 10:00 - 04:00
Friday 10:00 - 04:00	Saturday 10:00 - 04:00	Sunday 10:00 - 04:00	

ACTIVITIES LIKE MUSIC/DANCE
Indoors

Monday 10:00 - 04:00	Tuesday 10:00 - 04:00	Wednesday 10:00 - 04:00	Thursday 10:00 - 04:00
Friday 10:00 - 04:00	Saturday 10:00 - 04:00	Sunday 10:00 - 04:00	

LATE NIGHT REFRESHMENT
Indoors

Monday 23:00 - 04:00	Tuesday 23:00 - 04:00	Wednesday 23:00 - 04:00	Thursday 23:00 - 04:00
Friday 23:00 - 04:00	Saturday 23:00 - 04:00	Sunday 23:00 - 04:00	

SUPPLY OF ALCOHOL

Monday 10:00 - 03:30	Tuesday 10:00 - 03:30	Wednesday 10:00 - 03:30	Thursday 10:00 - 03:30
-------------------------	--------------------------	----------------------------	---------------------------

Friday 10:00 - 03:30	Saturday 10:00 - 03:30	Sunday 10:00 - 03:30
-------------------------	---------------------------	-------------------------

Non Standard Timings for Films, Live Music, Recorded Music, Performances of Dance, Activities like Music/Dance, Late Night Refreshment and Supply of Alcohol:

From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.

The Opening Hours of the Premises

Monday 10:00 - 04:00	Tuesday 10:00 - 04:00	Wednesday 10:00 - 04:00	Thursday 10:00 - 04:00
-------------------------	--------------------------	----------------------------	---------------------------

Friday 10:00 - 04:00	Saturday 10:00 - 04:00	Sunday 10:00 - 04:00
-------------------------	---------------------------	-------------------------

Non Standard Timings:

From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.

Where the licence authorises supplies of alcohol whether these are on and/or off supplies:

No supply of alcohol

Name and (registered) address of holder of premise licence:

Name: Try Markets York Limited

5 New Street Square
London
EC4A 3TW

Registered number of holder, for example company number, charity number (where applicable):

10837321

Name of designated premises supervisor where the premise licence authorises the supply of alcohol:

No DPS

State whether access to the premises by children is restricted or prohibited

In accordance with section 20 of the Licensing Act 2003, where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.

Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.

Where -

(a) the film classification body is not specified in the licence, or

(b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.

In this section - 'children' means persons aged under 18; and 'film classification body' means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

The occupancy figure for the premises should not exceed 400 persons.

A staff policy will be in place to monitor sound levels that may emit from the premises. The policy will require staff to monitor noise levels at the nearest residential properties to ensure music and other activities are inaudible. Records will be kept on the premises detailing times and dates when monitoring was carried out.

All doors at the rear of the premises shall be kept closed when music is playing.



For and on behalf of
The Director of Economy & Place

Date: 24/08/2005
04/06/2018 (Transfer)

Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS

Phone: 01904 552512
Fax: 01904 551590
Email: licensing.unit@york.gov.uk
Website: www.york.gov.uk/licensing

Try Market Halls

Media Articles, Quotes and photographs

- *Evening Standard*, "Market Halls is a light at the end of the tunnel for commuters and worker bees who must enter Victoria station."

- *The Grocer*, "There are arguably few foodie venues quite as cutting-edge as Market Hall Fulham. "

- *Metropolitan Eurostar Magazine*, "The beauty of this place - especially with kids in tow - is that everyone can please themselves, whether you're into chargrilled scallops, buttermilk chicken buns or virtuous poke bowls."

- *Market Hall Fulham*, shortlisted for 2018 Opening of the Year by *Restaurant Magazine* (to be announced in December 2018)"

[INTERVIEW]

Hallmark of QUALITY

The *Journal* finds out what's on the menu at a new food hall concept, which is set to launch in Fulham this spring

WILLIAM MONROE

Food is the new rock and roll and we're providing the perfect stage," says Simon Anderson, restaurants and operations director of Market Halls, a unique food hall concept that is set to launch in Fulham this spring.

Market Halls, headed by Andy Lewis-Pratt, a philanthropist and former property investor, seeks to resurrect iconic, disused London landscapes as food halls. The first site, Market Hall Fulham, will be housed in the entrance hall of the Edwardian underground station in Fulham Broadway, and will feature ten kitchens and a bar. It will be open seven days a week for breakfast, lunch and dinner. The launch will be followed by sister sites at Victoria's Terminus Place, due to open in late summer, and the company's flagship food hall, located in part of the former BHS building just off Oxford Street, which is scheduled to be unveiled in December. "Food halls are a global trend at the moment," Simon tells me enthusiastically. "There's a lot of growth in them across America and Europe, and of course they've always been popular in Asia and in different Latin America countries. The idea is to take a

space, populate it with kitchens, and bring a lovely old building back to life."

Andy and Simon – a serial entrepreneur who's had his fingers in all sorts of pies, including Pitt Cue and the award-winning Albion pub in Islington – spent 2017 scouting food halls across the globe, visiting sites in New York, Amsterdam, Barcelona, Madrid, Lisbon and the UK. As Simon says, "We've seen what people do well and what people don't do well and then purposed it for what we think will work for the Fulham market and the rest of London." Simon is confident Market Hall Fulham will be open to the public either at the end of April or the beginning of May, although he's reluctant to put an exact date on it. "We've got bank holidays and Chelsea games – we don't want our first Saturday to be a home Chelsea game! We'll actually probably open quite quietly and let locals come and try it before we start pushing it

The venue's ten kitchens are a mixture of exciting independents from across London



out to the wider public."

The venue's ten kitchens are a mixture of exciting independents from across London, including street food traders and award-winning restaurants. Kitchens include Yard Sale Pizza and Thima by Farang, a new Thai concept by Farang's Seb Holmes, while Press Coffee will provide visitors with their caffeine fix. "We think we've curated a really nice mix of traders who will complement the area and cover everyone's tastes and needs under one roof," Simon says. "There are some really interesting names. With the bar we're doing British craft



CLAUDE'S DELI

beer and spirits. All the companies that we work with are independents, we're not working with any chains or overly established brands. It's all just young, independent companies. Lots of them have great stories, like they've started in people's back gardens, or in little street food trucks." Another of the kitchens will be Claude's Deli by Claude Compton, the man behind Fulham favourites Claude's Kitchen, Amuse Bouche and The Tommy Tucker pub. "We wanted one local hero and I think Claude's got such a good repertoire," Simon tells me. "That was the reason we wanted to get him in."

The entrance hall of the 1880 Edwardian underground station was picked due to its status as a characterful historic site, which could

To do too much to it would have been a crime, we've let the building do the talking



be brought back to life to serve as a food hall, reinstating it as a prominent local landmark once again. "It's been empty for quite a while," Simon tells me. "It's in

amazingly good condition and we've been working with the H&F Council planner to be as sensitive to the fit-out as possible. Bringing it back

to use for relevant modern usage has been the exciting part of the project. We've converted the old ticket office into the bar. You've still got all the original stonework and all the original signage and shopfronts. There used to be a little shopping arcade at the front, so that's going to house Claude's Deli, Press Coffee and another trader. It's a beautiful old building inside, we've been very lucky that we've not had to do that much to it. Actually, to do too much to it would have been a crime, we've let the building do the talking."

Plans are also afoot to make the site a community hub, and, to that end, an events programme and a schools' outreach scheme are being rolled out. "During the day there's going to be a children's area so parents can come in, have lunch and leave junior to play," Simon explains. "We want to engage with the community as much as possible, so one of our launch events will be for local businesses. We also want to arrange visits for local schools and get one of the kitchens to explain what they're cooking and about things like provenance, recycling – all of these things which are important in modern food culture. We will try and engage with the community as much as possible to do that." 📍

472 Fulham Road, SW6 1BY,
markethalls.co.uk



SEB HOLMES, THIMA BY FARANG



YARD SALE PIZZA



PRESS COFFEE

WHAT'S ON

CULTURE · EVENTS · TRAVEL

by COUNTRY & TOWN HOUSE

CULTURE

FOOD & DRINK

STYLE

PODCAST

EVENTS

TRAVEL

SPORTING

C&TH LIFE

CULTURE / 1 WEEKS AGO

How to Keep the Kids Happy this Half Term

Pack your diaries with a week full of fun with our guide to activities at home and away...



BY REBECCA COX



If you're on the look out for child-friendly activities to keep the kids happy this October half term school holiday, you've come to the right place. We've rounded up the best special events and nationwide diary dates to keep the little ones in good spirits for the week-long break. With kids' Halloween activities and outdoors autumn pursuits, there's something for everyone...

To Market, to Market in Fulham

Market Halls Fulham is the newly-opened family-friendly spot to grab a bite to eat this half term. Along with long market-style tables and a buzzing atmosphere, there is plenty of room for buggies, a children's play area, baby changing facilities, and communal dining. There are nine different kitchens to choose from, so there's something for even your fussiest eater. Located a two-minute walk from Fulham Broadway tube. markethalls.co.uk





[Home](#)
[GOING OUT](#)
[STAYING IN](#)
[LIFE & STYLE](#)
[EXPLORE](#)
[ABOUT US](#)

Best alternative Christmas events for families in London

CW

By CW Contributor on 7/11/2018

Haven't booked *The Nutcracker* or Hyde Park's Winter Wonderland? Don't fret. You can still get into the Christmas spirit – and even spot Santa before he heads off to his North Pole workshop. You just need to know where to go in London. Not only will the kids enjoy these alternative Christmas ideas, we think you'll be patting yourself on the back for doing something different (and skipping all those chaotic Christmas queues).



Hang with Santa in his grotto at Fulham Market Hall

Beloved children's entertainers **Sharky & George** are offering an immersive Christmas grotto experience, where they'll entertain your kids with Christmas games, crafts, stories, photos and even a special gift from Father Christmas himself. Parents will have an hour free to themselves, which they'll also consider a present (especially in that crazy period known as just-before-Christmas-when-the-kids-are-out-of-school-so-you-have-no-childcare). There are also special grotto sessions for under-2s (parents required). Tix are £25. Or you can make this Christmas more memorable than the last and rent out the whole grotto for £425... Kim Kardashian's got nothing on you.

[Read more ...](#)

WHEN 01 Dec 2018 - 23 Dec 2018, times vary

WHERE Market Hall Fulham, 472 Fulham Rd, Fulham, London SW6 1BY



Home | News | U.S. | Sport | TV&Showbiz | Australia **Femail** | Health | Science | Money | Video | Travel | DailyMailTV

Are these the most beautiful restaurants in Britain? The most striking dining establishments revealed (and all offer the perfect backdrop for an Instagram selfie)

- These photos of restaurants in locations across UK from Liverpool to London show off some stunning interiors
- Some feature impressive foliage such as indoor trees and gorgeous flower centrepieces
- One has been converted into a dining establishment out of an old Edwardian Tube station

By IMOGEN BLAKE FOR MAILONLINE

PUBLISHED: 11:26, 30 May 2018 | UPDATED: 01:31, 31 May 2018

No matter how good the food is, if a restaurant looks drab or overly corporate, it can take away from the pleasure of dining out.

However these photos prove how stunning interiors can transform a dining establishment into a striking location that you'll be desperate to visit.

From impressive foliage such as indoor trees and gorgeous flower centrepieces to a disused Edwardian Tube station, these quirky restaurants all offer customers something very different when they go out to eat.

But what they all have in common are very photogenic angles that offer diners the perfect excuse for a selfie to post on [Instagram](#).

2. Market Hall Fulham, London



Market Hall Fulham is a brand new food hall in an old Edwardian Tube station that has been lovingly restored. All the original features are intact, making the interior of this eatery perfect for several photo opportunities. Inside are 10 vendors selling everything from coffee to barbecue meats. The spacey venue holds 200 people and even dogs are welcome to come along and pose for an Instagram-worthy snap or two

Continued from Page 37

have their own cocktail added to the menu. Though every graduate gets a prize: complete the masterclass and you can come back and serve your own drinks behind the bar at any time — just point to your picture on the wall.

"We're giving you the tools, the knowledge and the technique to be your own bartender," Davies explains. Isn't he worried people will abuse the position? "Because we're inviting people behind the bar, they're always a bit apprehensive. We've yet to come to a situation where people go wild."

He's on to something: bespoke is booming. Worship Street Whistling Shop in Shoreditch lets you concoct

Bottoms up:
a cocktail at
Genuine
Liquorette



your own cocktail and bottle it yourself; Shochu Lounge at Roka in Fitzrovia offers the chance to infuse your own Asian spirit; and TT Liquor on Kingsland Road hosts both standard and molecular cocktail masterclasses in its room upstairs. Meanwhile, Double Barrel in Charing Cross is doing whisky workshops, and Martello Hall, Canova Hall and their new sister Cattivo in Brixton offer gin cocktail masterclasses plus a class where guests can make their own gin.

The boom is down to Londoners' curiosity, says TT Liquor's events manager Jake Rogers. "People want to educate themselves and learn how to make things in the right way — and they love anything that's theatrical."

@katie_strick



**TELEVISION
TODAY**
HISTORY
REPEATS ITSELF
IN THE NEW
SEASON
OF CLIQUE



TRENDS

SWI's brand new food mecca is an all-day dining destination, says **Samuel Fishwick**

MARKET Halls is a light at the end of the tunnel for commuters and worker bees who must enter Victoria station. This airy, three-storey food hall, in the arched bays at Victoria's Terminus Place — what was previously the nightclub Pacha (RIP sticky floors and mid-Noughties R&B) — opened on Monday and is a pitstop, whether you're flitting through for a flat white, or lingering late over an espresso martini. This is your guide to all-day dining.

Quick-me-ups

Head for the homemade, hot salt beef and pastrami sandwiches at Jewish deli Monty's. Meanwhile, the wraps at Stoke Newington export Fanny's Kebabs are the stuff of legend: try the lazy lamb — slow-marinated chunks of meat, chargrilled over open flames and served with fresh yoghurt — or the aubergine and halloumi, if you're herbivorous. The Bun Shop is sure to be a headline act: devised by the team behind The Marksman in Hackney, it serves "grab and go" buns with fillings such as Welsh rarebit and mushroom. Kerbisher and Malt's fish and chips will sustain you after work drinks.

Meanwhile, Press is there for your caffeine fix: these roasters, with outposts in Chancery Lane and on Fleet Street, serving beans from Colombia, Vietnam, Ethiopia and Nicaragua, make coffee using a Syphon Hand Brew, a theatrical, laboratory-like apparatus that uses a vacuum method.

Making a meal of it

Spread the word: Roti King, the beloved basement Malaysian and Singaporean roti specialist in King's

Cross, has brought its much-anticipated second site to Market Halls, called Gopal's Corner. "We're the only place in London to serve Malaysian Tamil cuisine," explains founder Sugen Gopal, pointing to his banana leaf rice, which is served with an assortment of curries and sambals.

Meanwhile, Squirrel is a standout too, for superlative healthy options in a thoroughfare perhaps better known for Big Macs: try the "Oh My Cobb" salad, made with kale, quinoa, sweetcorn, avocado, chicken, egg, pickled red onion, topped with caesar cashew dressing.

Spitalfields favourite Flank, a nose-to-tail specialist, will be a magnet for discerning carnivores. "I want everyone to try our piggy bun at lunch," says owner Tom Griffiths. "It's like a hog roast yet also like a nugget, with a crispy coating, dripping with apple sauce, chilli and pickles then sat in a freshly baked bun."

Baozi Inn serves northern Chinese cuisine with Sichuan and Hunan influences (look out for the rainbow-coloured dumplings). Also seek out Super Tacos, a new opening by the team behind Breddos Tacos.

Stiff drinks

Market Halls believes in the power of three: it's got three storeys and three bars, with a focus on independent producers and British brands. Look out for the home-brewed Market Helles lager and the dizzying cocktail menu, many made with cordials blended on-site (try the Serafin, a mix of tequila, pear liquor and lime and ginger beer).

There's a knockout wine list, too.

@fish_o_wick



Tasty: clockwise from top, Kerbisher and Malt, Baozi Inn dumplings, Market Halls

pressreader

PRINTED AND DISTRIBUTED BY PRESSREADER
PressReader.com +1 604 278 4604
COPYRIGHT AND PROTECTED BY APPLICABLE LAW

VEUVE CLICQUOT PRESENTS

R&B

A SPACE FOR RADICAL MINDS

15.11.18 — 17.11.18

BARGEHOUSE, SE1

DOORS OPEN TOMORROW

LATE RELEASE TICKETS AVAILABLE

WWW.VEUVECLICQUOTWIDOWSERIES.CO.UK

PLEASE ENJOY RESPONSIBLY drinkaware.co.uk
for the facts

Veuve Clicquot
WIDOW
SERIES IV

OUT & ABOUT

SPOTLIGHT ON... INVENTIVE WAYS TO DINE IN THE CAPITAL



MARKET HALL FULHAM

472 Fulham Road, SW6 1BY, 020 3773 9350, markethalls.co.uk.

Providing a community hub dedicated to home-grown food and drink, this bustling collective is housed in Fulham Broadway's Grade II-listed Edwardian former ticket hall, designed by Harry Wharton Ford in the 1880s. The once-derelict building has been restored to accommodate independent traders, including Press Coffee, Yard Sale Pizza and Claude's Deli. A highlight is the large communal dining area running down the centre of the space and a bar housed in the original London Underground ticket booths.

SOANE'S KITCHEN

Pitzhanger Manor, Walpole Park, Uxbridge, W5 5EQ, 020 8579 2685, pitzhanger.org.uk.

This elegant café and restaurant is housed inside the walled garden at Pitzhanger Manor, Ealing, designed by the renowned architect Sir John Soane. The space is inviting and informal – ideal for long, lazy lunches with friends and family.



MASTERCLASS: HOW TO CREATE THE PITCH PERFECT MENU

Claridge's, Brook Street, Mayfair, W1K 4HR, 020 7629 8860, claridges.co.uk.

Few of us get to see behind the hallowed kitchens of this iconic hotel, much less take culinary instruction from its Executive Chef, Martyn Nail. But Claridge's is offering gourmands the chance to perfect their repertoire and learn how to prepare the perfect truffled lobster risotto, create its legendary chicken pie and unlock the secrets of a super soufflé. £250 each, including refreshments, a three-course lunch served in the kitchen, plus a copy of Claridge's: The Cookbook and a Claridge's apron.

FLIGHT OF FANCY



Designer Timothy Oulton has opened a flagship interiors store at Bluebird's Art Deco motor garage in Chelsea. The gallery incorporates several eclectic collections and stand-out pieces include the timeless Saddle chair and the Odeon chandelier. Timothy Oulton at Bluebird, 350 Kings Road, SW3 5UU, timothyoulton.com.



PERFECT BLEND

Bridging classic and contemporary kitchen designs, Martin Moore's latest Muswell Hill showroom features an inspiring selection of room sets, with an emphasis on materials and texture, including ribbed glass, smoked mirror and soft velvet elements. We love this 1930s-inspired New Deco Kitchen. Martin Moore, 426 Muswell Hill Broadway, N10 1BS, 020 8815 9212, martinmoore.com.



FRENCH CONNECTION

Historic Gallic tea purveyor Mariage Frères is opening its first standalone store, in a handsome Georgian house in the capital. Head to Covent Garden for an experience on a par with its Parisian tea salons – pick from hundreds of blends in the tea emporium, dine in the Salon de Thé, and visit the museum on the second floor, showcasing antiques from oak tea chests to antique caddies. Mariage Frères, 38 King Street, WC2E 8JT, mariagefreres.com.

Dining out

online: www.KCWToday.co.uk

Fulham Market Halls

Announces its New Opening

“We’re very excited to bring the Fulham Broadway ticket hall back to life and think we’ve created something new and unique for Fulham and London. We’ve studied the local area and pulled together a varied roster of traders, from local favourites to street food stars, that we hope will please everyone. All of this under one roof alongside a bar selling the best British craft beers and spirits, open seven days a week for breakfast, lunch and dinner”

Market Halls, a group of UK-based, community-minded property investors and restaurateurs are redefining the British concept of food halls and turning unloved public spaces with special architectural or historic interest, public again. With two major London



launches secured for this year, a site which will become the largest food hall in the country launching in early 2019 and numerous regional launches to be announced in 2019, Market Halls is set to make an unprecedented mark on the UK’s dining scene.

Market Hall Fulham is our first location, housed in the ornate and well-preserved entrance hall of an Edwardian Underground station in Fulham Broadway, which has retained the former ticket hall from the original 1880 station.

Our Fulham venue has nine kitchens, a coffee shop, a deli, a fully stocked bar with the best British craft beers & spirits and over 250 communal dining seats. We are open seven days per week for breakfast, brunch (weekends only), lunch, dinner and drinks, with a wide selection that will suit everyone’s tastes. We provide a diverse and eclectic food offering, cheerleading local talent and transporting highlights from East London’s culinary scene to West London. From local hero Claude Compton to

North London favourite Seb Holmes with his new Thai street food concept *Thima*, Hawaiian poke pioneers *Ahi Poke* and fried chicken connoisseurs *Butchies*, not forgetting something sweet, from fun-loving ice cream bar *Soft Serve Society* with their premium ice creams and bubble teas.

The bar, located in the original Fulham Broadway London Underground ticket office booths, is where you’ll find a wide selection of hand selected, predominantly British, independent

beers, wines, spirits and soft drinks. This is where you can taste our very own lager *Market Hells* which we created together with North Cornwall brewers Harbour, as well as *The Fulham Spritz* our signature summer cocktail.

We encourage people of all ages to come and enjoy what’s on offer, and even have a dedicated children’s play area from morning to 5pm everyday. We are also dog-friendly so please bring your furry friends to join the action. No reservations, just walk in.

E F&B/LONDON Sating an appetite

A new venture in London has gone back to basics: launch a market, fill it with tasty food purveyors and watch as hungry customers get in line.

By Thomas Reynolds
Photography Harry Mitchell

It's early on a sunny Friday afternoon in southwest London and something rather British is forming on the Fulham Road: an orderly queue. For once, however, it's not caused by football fans from the nearby Stamford Bridge stadium – it's for lunch. "We only work with independent companies, people who are passionate, driven by ingredients and provenance, everything that is brilliant about the British food scene," says restaurateur Simon Anderson, one half of the team that's behind the clever new food-focused market that's inspired this patient waiting.

The notion of a market is nothing new but this project shows that new ones can thrive in and enliven otherwise forgotten spaces. Anderson worked with business partner Andy Lewis-Pratt, a property developer, as a former railway station's wood-panelled ticket offices and Edwardian glasswork were refashioned to accommodate 10 kitchens and more than 200 covers in an otherwise empty spot. It's a wonderful architectural rediscovery, complete with restored hand-painted signs and plenty of natural light, as well as a boon to smaller businesses looking for spaces that they would probably struggle to secure alone on the high street.

"It's really nice to bring something back to life and bring that character back; being British, whether we know it or not, we love old things," says Anderson as he shows us to Claude's Deli. Its owner, Claude Compton, is an important ingredient in Market Hall Fulham: not only does he own two of the berths (Claude's Deli and Fanny's Kebabs) but he is also a familiar name in these parts. Elsewhere in Fulham his restaurant Claude's Kitchen,

champagne bar Amuse Bouche and pub-and-restaurant The Tommy Tucker are all within walking distance.

Despite his obvious passion for Fulham, Compton is the first to admit that there was nothing like this in the area before the market opened in May. "There are a lot of people travelling from Fulham to go and do stuff and now they have this on their doorstep," he says.

Another trader is Seb Holmes, who started Thima by Farang, a flavoursome Thai affair. "We were geared up to do a massive festival season but then after lunch with Simon [Anderson] I knew we couldn't do both – there is something a bit hairy about festival cooking so we cancelled them all and came here," he says.

But Anderson and Lewis-Pratt aren't done by a long shot: they will open two more locations this year. One will be in the arcaded bays of Terminus Place in Victoria (the former Pacha nightclub, for those who remember it) and another on Oxford Street in a 1950s block – another spot where the party had long since ended until the pair arrived.

It all leaves one pressing question: why have other cities been slow to revive (and finance the restoration of) long-empty nooks in the same manner? Judging by the queues, there's an appetite for it. — (M) markethalls.co.uk

(1) Seb Holmes, founder of Farang (2) Treats at Claude's Deli (3) Sampling the house Helles (4) The Bar (5) Claude Compton, deli owner (6) The kitchen at Ahi Poké (7) Yard Sale pizza (8) Cuts straight from the smoker (9) Prep work for a meaty masterpiece at Hot Box (10) Whole crispy seabass at Farang (with a Fulham Spritz)



Market Hall Fulham favourites:

- 1. Yard Sale Pizza**
From back-garden baking to four locations across London, Yard Sale offers pizzas inspired by New York by way of Naples.
- 2. Thima by Farang**
Fresh Thai fare made with a few choice ingredients straight from Chiang Mai. Share the whole crispy seabass.
- 3. Calcutta Canteen**
A new concept from the restaurateurs behind Darjeeling Express, this spot grew from humble beginnings as a simple supper club. Asma Khan's kitchens are run by women with no formal training – unless you count the skills gleaned from their respective grandmothers.
- 4. Fanny's Kebabs**
Free-range and flame-grilled fare from Fulham favourite Claude Compton and business partner Jack Bilinski. Try the lazy lamb with a side of baba ganoush.
- 5. The Bar**
Run by the Market Halls team and situated inside the pretty former ticket office, The Bar offers independent UK-made beer and spirits. House lager Market Helles is a must.

Monocle comment:

Markets are a savvy way of recharging a neighbourhood and bringing footfall to fallow buildings. The key to success here has been the connection with the surrounding area in the form of trusted traders, as well as casting the net wide to introduce exciting new talent. The fact that's it in a pristine former Underground station doesn't hurt.





The Best Family-Friendly London Restaurants To Visit This Winter

Market Halls

Market Hall in Fulham has gone from strength to strength since it opened earlier this year and proved itself to be a fun, family destination. Now, Market Hall Victoria will be launching this November and has a similar aim; there'll be plenty of space for the children and it's close to the theatres — matinee, anyone? Vendors at Victoria are set to include Monty's Deli, Bunhouse and Koya.

Visit [MarketHalls.co.uk](https://www.MarketHalls.co.uk)

Fulham: 472 Fulham Rd, Fulham, SW6 1BY; Victoria: 191 Victoria Street, Victoria London, SW1E 5NE



Food

Due to open in Victoria this October, Market Halls is a three-storey food hall with 14 kitchens, three bars, 500 seats and a rooftop terrace. *Aliss Wagner* spoke to director Simon Anderson – co-founder of Pitt Cue – about transforming the arcaded bays of Terminus Place and their Edwardian baroque exterior



What does Market Halls offer that the area doesn't already have?

Market Halls offers a different way of dining and entertaining. You have lots of choice and lots of flexibility in how you use the space. We're open for breakfast, lunch and dinner, or you can just come in for a coffee, sit down and do some work, or come in with a big group of friends. Where you might have one great restaurant doing one type of cuisine, we have 12 great restaurants doing all different types of cuisine.

How did the idea for Market Halls come about?

We spotted a global trend that was happening towards food halls and spaces that wasn't really happening in the UK. So we took the opportunity to launch them over here.

What attracted you to the Victoria site?

One is its location; this is a vibrant part of town and the excellent Victoria BID has put a lot of sensible money into the regeneration of the area. Then the site itself being so close to the station, as more people use Victoria Station in a year than use Heathrow. It's also a great building. We like buildings that are historic, that have had multiple uses, or that haven't been used for a while.

What were the criteria for picking the vendors?

It was literally my belly! The way we curate the offering is by making sure we match lots of criteria. You don't want too many meat offers or too much sweet food, you want carnivores and vegetarians and vegans to be covered too. We drew up a list of those who are independent and passionate about their product.

What is the best meal you have ever had?

A standout meal I had was at Pied à Terre when it had just opened and Tom Aikens was there. I also like food in context; any great meal is where you eat in the place it should be eaten, like a pastrami sandwich in New York, or fish and chips at the seaside.

markethalls.co.uk/market/victoria

BELOW: Market Halls in Fulham

Photo: Jim Stephenson

BOTTOM: How Market Halls in Victoria will look



Spotting a market



The Guardian



UK market towns embrace foodie wave to revive ailing centres

Leaders in struggling town centres have expressed interest in model spearheaded by Macclesfield and Altrincham

Robert Booth *Social affairs correspondent*

Sun 16 Sep 2018 16.39 BST

Can craft beer and sourdough pizza heal Britain's ailing market town centres after a pummeling from the internet and retail parks? Macclesfield is joining a growing band of small towns about to find out.

The Cheshire town is trying to harness the national foodie obsession to claw back the social purpose of its centre. The council is poised to approve plans for a communal food hall in a redundant cinema in an effort to turn the heart of the former weaving town into a place where people congregate again.

It follows a successful trial of the concept in nearby Altrincham, in which a food hall has been combined with a gastro-regeneration project, helping slash vacancy rates in half. Leaders in about 30 other struggling town centres across the UK have expressed an interest in the model.

Visits to UK town centres are down 17% over the past decade as online purchases rise 10% a year. On average, more than one in 10 shops have stood empty for at least 12 months, partly

the legacy of 50m sq ft of out-of-town retail space being built from 2000 to 2009. Town centres' function as a social adhesive has been eroded, sociologists warn.

Macclesfield's move comes as MPs launched an inquiry into the state of the UK's town centres which heard a warning from Savills, the property consultancy, that high streets could no longer be primarily retail locations but "need to become vibrant, flexible social hubs". We are entering "the era of the experiential consumer", Savills said.

Amid grave warnings for the current style of high street shopping, Andrew Carter, the director of the Centre for Cities thinktank, said town centres must be reimagined as a place where "the theatre of life can thrive".

Big retailers such as BHS and House of Fraser are high-profile casualties but many other high street fixtures which serve a rich social purpose have suffered badly, too. The number of independent bookshops almost halved between 2005 and 2018, with 677 shops folding.



Food markets such as Altrincham, can create a social space bringing people together. Photograph: Colin McPherson for the Guardian

But some towns are fighting back. Since 2012, Bradford has offered business rate rebates and capital grants to revitalise its city centre, resulting in 45 new startups creating 730 jobs. Rochdale is trying to increase the amount of housing in its town centre, converting empty offices, which will boost footfall.

In Macclesfield, a bank, a couple of furniture shops and a solicitors office are just some of the vacant buildings on its high street.

The idea to reboot the town is being championed by Nick Johnson, a property developer and former government advisor on regeneration.

Five years ago, he took charge of the Altrincham market and helped bring the town centre back from a 25% vacancy rate in 2014 to 10% today. Its market now turns over £5m a year and, on one lunchtime this week, the communal tables in the foodhall were nearly all full with schoolgirls eating pizza at one table and some retirees sharing a bottle of wine at another, alongside young families and office workers.

With halloumi fries and Lebanese wraps and market stalls selling £200 jeans alongside regular fishmongers and butchers, it undeniably appeals to bourgeois tastes. Johnson says it is vital to bring the middle classes back to the centres of market towns, not least for their disposable income.

"It has changed Altrincham," said Alan Gurley, 76, a retired garage owner sharing wine with friends. "It has brought people in and lots of other bars around here have opened up."

Johnson “curates” the market with outlets handpicked for quality and with an emphasis on giving new businesses a chance. Macclesfield will be the same. Unlike the high street where occupants face leases and business rates that are payable regardless of their trading performance, Johnson charges a percentage of their turnover. It means less risk for the business and no need for failing businesses to linger on waiting for a lease to expire before eventually quitting and leaving a void.

“I see this as a model for how you could restore the high street,” he said. “The only way to do it is to bring in the quality goods that you can’t buy online and reward customers with an experience that you don’t get sitting lonely, ordering on your computer screen.”

Macclesfield people seemed keen. “We’ve got too many secondhand shops,” complained Shelley Heath, 68. “Mothercare closed, Next moved. We’ve got nothing. This might liven things up.”

A spokeswoman for Cheshire East council said: “With the rise of internet shopping we need more footfall. A food market could be a massive footfall generator by creating a social space. We want to have places in the borough that are inclusive.”

The Local Data Company, which analyses retail, currently gives Macclesfield just four out of 10 in its high street health index, while its out of town retail parks are ranked as in much better shape.

Prof Cathy Parker, a Macclesfield resident and academic at the Manchester Metropolitan University’s business school who studies town centres, said good markets had been shown to raise footfall by almost a third when they are operating.

“People need town centres to thrive for their sense of identity,” she said. “We like to feel we have put down roots. If it is all boarded up shops, what is that saying about us? It is a visual indication of failure. If all of our towns are struggling, it is not surprising there is national angst.”

We have some news ...

... three years ago, we knew we had to try to make The Guardian sustainable by deepening our relationship with our readers. The revenues from our newspaper had diminished and the technologies that connected us with a global audience had moved advertising money away from news organisations. We knew we needed to find a way to keep our journalism open and accessible to everyone, regardless of where they live or what they can afford.

And so, we have an update for you on some good news. Thanks to all the readers who have supported our independent, investigative journalism through contributions, membership or subscriptions, we are starting to overcome the urgent financial situation we were faced with. Today we have been supported by more than a million readers around the world. Our future is starting to look brighter. But we have to maintain and build on that level of support for every year to come, which means we still need to ask for your help.

Ongoing financial support from our readers means we can continue pursuing difficult stories in the challenging times we are living through, when factual reporting has never been more critical. The Guardian is editorially independent - our journalism is free from commercial bias and not influenced by billionaire owners, politicians or shareholders. This is important because it enables us to challenge the powerful and hold them to account. With your support, we can continue bringing The Guardian’s independent journalism to the world.

If everyone who reads our reporting, who likes it, enjoys it, helps to support it, our future would be so much more secure. **For as little as £1, you can support The Guardian - and it only takes a minute. Thank you.**

Support The Guardian



Topics

- Retail industry
- Bradford
- Communities
- features

Try Market Halls Kitchens

KITCHEN 1 - FISH & CHIPS

KERBISHER & MALT

"Fresh fish daily"



Multi-award winning Kerbisher & Malt (K&M) is a modern, British fish and chip shop. Founded by chef Saul Reuben (OXO Tower, Racine), the focus is on fresh food, prepared daily that reminds us why fish and chips is the nation's favourite dish.

Their freshly-caught fish are from sustainable sources, whilst the chips are double fried to give them the ultimate crispy on the outside, fluffy on the inside texture. Everything is freshly made and prepared in-house, from the batter to the tartare sauce. According to Heston Blumenthal, K&M "takes the very essence of a chippy and makes it so much better." High praise indeed.

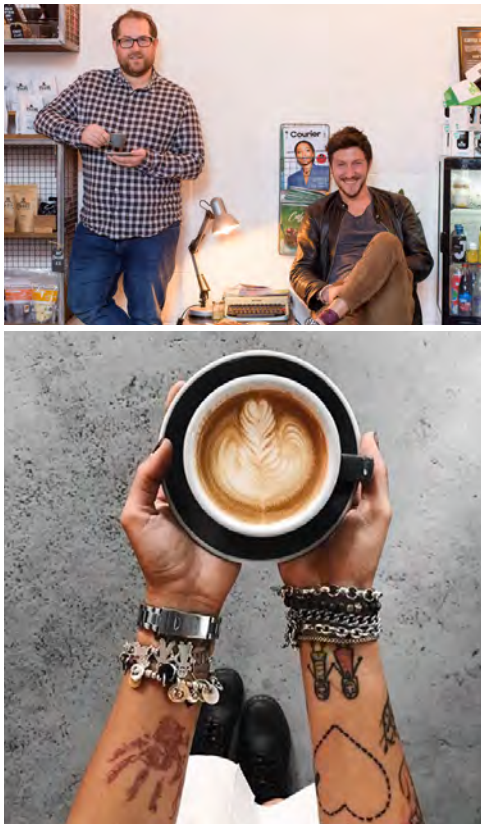
MUST TRY

COD, CHIPS AND MUSHY PEAS

KITCHEN 2 - COFFEE SHOP

PRESS COFFEE

“Speciality coffee and free smiles”



Founders Davide Pastorino and Andy Wells set up a network of speciality coffee shops in 2013 with his first shop opening on Fleet Street, before launching a further two locations in Central London. The team sources the highest quality beans from all over the world, importing and roasting coffee beans from fifteen different countries.

As well as seriously good coffee, Press will be serving up a selection of loose-leaf teas, smoothies and soft drinks from independent and artisan producers to their Victoria clientele.

MUST TRY

FLAT WHITE (OBVIOUSLY)

KITCHEN 3 – HEALTHY EATING

SQUIRREL

“Fast and casual healthy eating”

This all-day, fast-casual, healthy eating concept was created by married couples Charlie and Anneke Gilkes, and Duncan and Zoe Stirling. All dishes on their menu are freshly made and therefore ingredients can be substituted to cater for all tastes and dietary requirements.

Unlike many other health food concepts, all of Squirrel's staff are trained in basic nutrition and can advise customers on what they should order to support their goals. Dishes are created by nutritionist Zoe and include seasonally inspired, nutritionally balanced, weekly-changing soups and stews, as well as make-your-own salads and grain bowls.



MUST TRY

GUAC N' ROLL

KITCHEN 5 – JEWISH SOUL FOOD

MONTY'S DELI

“Traditional Jewish deli”

Well known for their towering salt beef sandwiches and homemade chicken soup, this critically acclaimed, ‘kosher style’ Jewish deli began life in the back garden of founder Mark Ogus’s parents, where he smoked his pastrami to create the perfect-tasting, nostalgia-inducing, New York sandwich.

Ogus partnered up with Owen Barratt, and within the first year of their bricks and mortar site, the pair had sold more than 25,000 Reuben sandwiches and over 10,000 freshly baked bagels. Highly praised by the likes of Grace Dent, Marina O’ Loughlin, Jay Rayner and Tim Hayward, Monty’s Deli will surely have the whole of Victoria queuing for a taste of ‘Jewish soul food’.



MUST TRY

THE RUEBEN

KITCHEN 6 – BRITISH COOKING

FLANK

“Nose-to-tail British cooking”



Tom Griffiths first transported his Brighton-born residency to London last year at Old Spitalfields Market. Now, at Market Hall Victoria, Flank will offer a full nose-to-tail menu.

Meat will be cooked low and slow or seared over a fire, using some of the best produce available from Swaledale in North Yorkshire and producers based in Sussex.



Griffiths will create comforting classics such as the Pig Nugget, using the entirety of a pig, served with pickles and apple jam. A hearty Stuffed Suet Dumpling will be filled with braised beef cheeks and shin and Flank will also take on the old, neglected classic that is Hunters Chicken.

MUST TRY

BEEF DUMPLING

KITCHEN 7 - ROTI

GOPAL'S CORNER

“Authentic Malaysian Tamil cuisine”

Sugen Gopal's celebrated restaurant – Roti King – has been acknowledged as one of London's 'greatest cheap eats' by the likes of Time Out, The Guardian and Eater. At Market Hall Victoria, Sugendran will be paying homage to the restaurant opened by his parents in the 70s in Malaysia: Gopal's Corner. Their Malaysian Tamil menu will include their famous flaky, buttery rotis, dosas and curries.



MUST TRY

ROTI CANAI

KITCHEN 8 - SAVOURY BUNS

BUNSHOP

“Iconic savoury British buns”



From Jon Rotheram and Tom Harris, the chef duo behind Hackney’s hugely popular Marksman pub, comes bunshop. A grab-and-go offering bringing their iconic savoury British buns to West London. Filled, baked and then steamed, the savoury buns are deliciously soft and still warm from the oven. Seasonally changing fillings on bunshop’s menu include Welsh rarebit and mushroom and beef and barley with horseradish cream.

Coined by The Financial Times as possibly ‘the most important thing to happen in the area since the jellying of the first eel’, and by Jay Rayner as ‘the best lunch to be had in Britain right now’ these buns have long been a signature dish of the award-winning kitchen. The buns are served with a side of devilled fried potatoes.

Proper builders’ tea and seasonal sodas will be on offer too. Harking back to Britain’s baking heritage, bunshop is making the British buns the star of the show.

MUST TRY

BEEF AND BARLEY WITH HORSERADISH CREAM

KITCHEN 9 – MEXICAN

SUPER TACOS

“Tijuana inspired tacos”

The dynamic duo behind Breddos Tacos set up shop earlier this year at Market Hall Fulham. Now, they’re bringing their new Mexican concept, Super Tacos, to Victoria.

This isn’t just another Breddos Tacos. No, this is Super Tacos. Not, as the name would suggest, a renegade group of tacos bent on saving the world, but instead a more authentic and concise taco offering with charcoal cooking at its heart.

Founders Nud and Chris were inspired by a trip to the Baja Culinary Festival in Tijuana, where they loved the ‘tacos el carbon’ in many hole-in-the-wall and roadside eateries. Customers at Victoria can experience Tijuana specials including the utterly delicious ‘Tacos Abobada’, with spit roast pork, served with salsa verde and crispy pork skin.

There will also be a DIY salsa bar on hand to personalise your taco toppings to perfection.



MUST TRY

TACO PLATE

KITCHEN 10 – NOODLE BAR

KOYA KO

“Handmade udon noodles and daily specials”



John Devitt and Shuko Oda make up the duo behind the much-loved Japanese noodle bar, Koya, which currently has posts in Soho and the City. Their new concept, Koya Ko, will be housed right here in Market Hall Victoria.

Devitt came up with the concept for Koya during a pilgrimage to the Kagawa prefecture of Japan's Shikoku Island, where he discovered thick, stiff sanuki udon noodles. Returning to the start of their journey, Koya Ko will focus on classic, freshly made udon and dashi, as well as some new small dishes.



The restaurants are overseen by Executive Head Chef Shuko Oda. Alongside udon served many ways, Koya Ko at Market Hall Victoria will serve small plates including Chicken Nanban and homemade pickles, making it a perfect location for quick and delicious all-day-dining.

MUST TRY

ATSU-ATSU

KITCHEN 11 – PASTA

NONNA TONDA

“Traditional, handmade, fresh pasta”

Nonna Tonda serves traditional, handmade pasta, inspired by self-trained chef James French’s extensive travels around Italy and apprenticeship at the Michelin-starred l’Erba del Re in Modena.

Their menu at Market Hall Victoria will offer classics from their Bar Termini residency, as well as new dishes designed for the November launch. Pappardelle with longhorn shin ragu; conchigliette with romanesco broccoli, pancetta and anchovies and butternut squash ravioli with sage butter will all feature alongside typical Italian starters such as burrata, panzanella and chargrilled aubergines.

For dessert, sweet treats such as torta caprese, creme fraiche and pistachios will also feature.



MUST TRY

CACIO E PEPE

KITCHEN 12 – DIM SUM

BAOZIINN

“Authentic Northern Chinese street food”



Head Chef Francis Law is a celebrated Cantonese cook and dim sum expert, honing his skills at Macau's legendary Ting Tai Fung. Law's menu consists of regional Northern Chinese cuisine with Sichuan and Hunan influences. His signature dim sum includes Ruby Prawn Dumplings in a Beetroot Dough, Northern Chinese Pork Baozi, Custard Baozi in a Carrot Juice Dough and a variety of Jiaozi Dumplings. Larger dishes include Red-Braised Pork Belly on Rice and Dan Dan Noodles.

MUST TRY

DAN DAN NOODLES

Try Market Halls Victoria Photographs





VICTORIA
STATION
HOUSE





FRESH PASTA
NONNA TONDA

Menu board listing various pasta dishes and prices, including items like 'Pasta di semola di grano duro', 'Pasta di semola di grano duro', and 'Pasta di semola di grano duro'.













This page is intentionally left blank