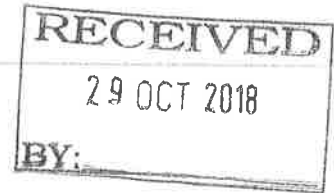


## Try Market Hall in Stonebow House :: Premises License Objection

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 cafés 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.

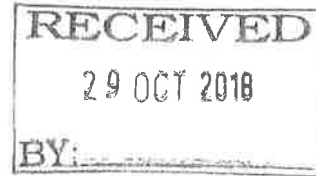
If it was opened as a cafe venue and was truly child friendly I would have no objection, but as it stands I cannot agree.

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

*Bellhouse 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

RECEIVED

29 OCT 2018

3

**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

RECEIVED  
29 OCT 2018  
BY:

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

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

address ... SHERBURGGATE RD NORTH  
POCKINGTON

6

YORK  
YO42 2ER

Hazel Court Ecodepot, CYC Licensing Section

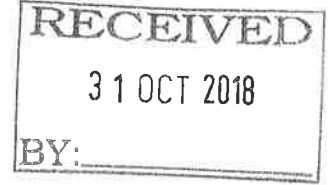
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Stonebow House. Try Market Halls

OBJECTION



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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

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Yours faithfully

Date 22nd Oct 2018

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



Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

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SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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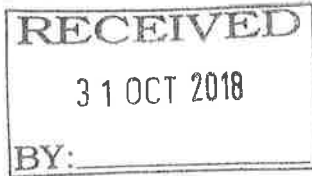
Date

23/10/18

address

Lady Hewley Cottages

St Saviourgate



Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

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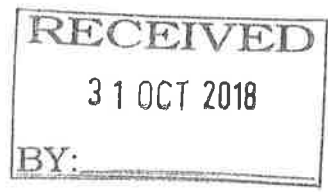
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Yours faithfully

Date 21/10/2018

address .....LAWRENCE  
STREET, YORK  
YO10 3EF.....



Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

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Yours faithfully

.....

Date 22-10-18

address ..... ROWNTREE WARE



..... YORK YO1 2AA

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls.

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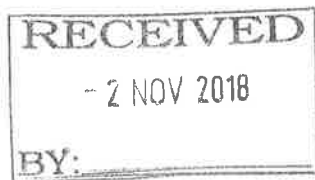
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Yours faithfully

.....

.....



12

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

RECEIVED  
- 2 NOV 2018  
BY: \_\_\_\_\_

Uplands Rise,  
Little Bourton,  
Banbury OX17 1RG.

30<sup>th</sup> October 2018

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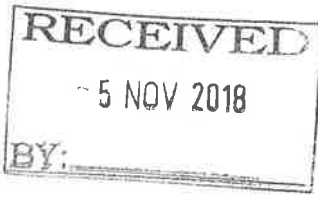
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The Licensing Officer,  
Licensing Services,  
City of York Council,  
Ecodepot, Hazel Court,  
James Street,

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

address Barder Court

15

York YO30 5ZJ

Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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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

OBJECTION



Date 31/10/18

address ..... Bardou 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.

Crocodies 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.

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Yours faithfully



17

St. Saviourgate,  
YO1 8NN

5<sup>th</sup> 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.

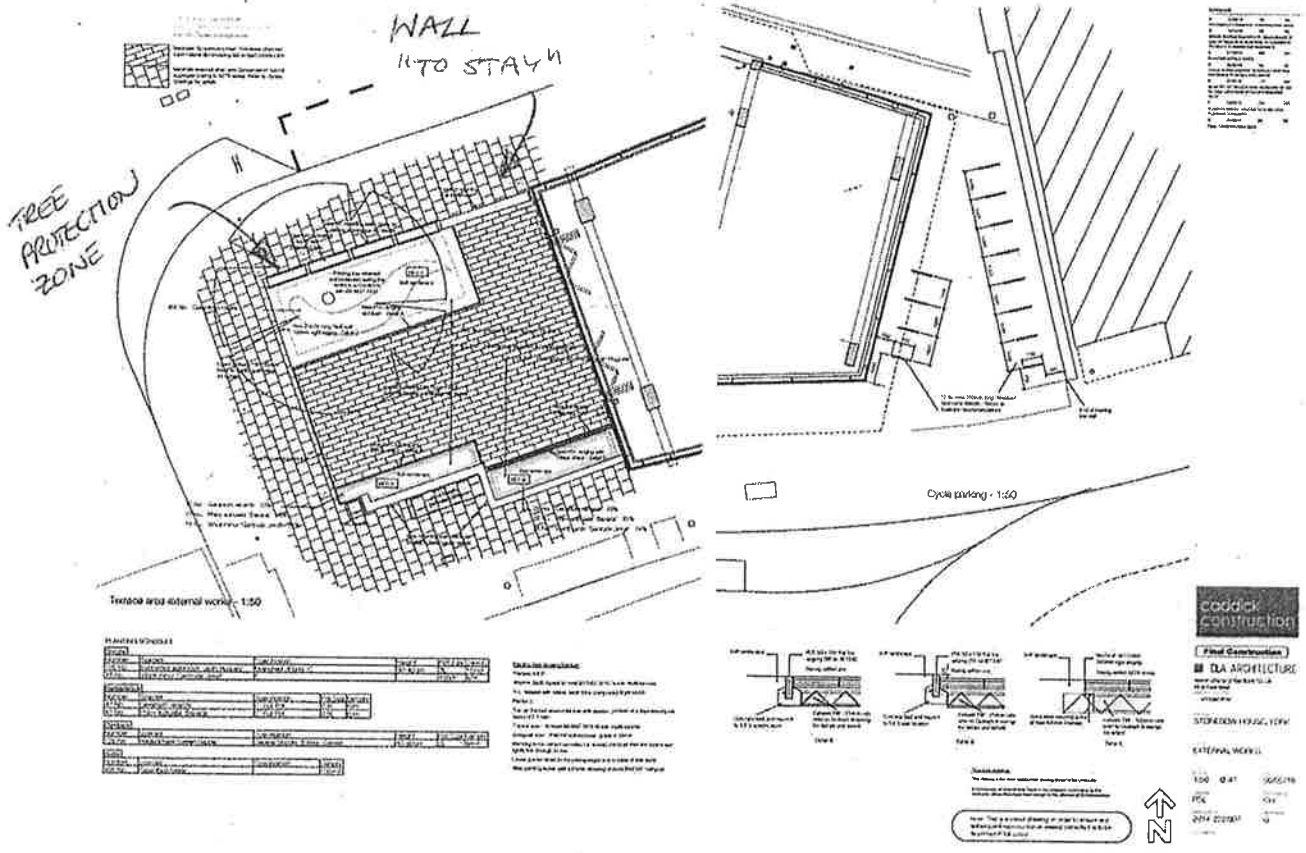
Stonebow House has a long history of nuisance behaviour from smaller licensed premises in the building, with enforcement notices having regularly been served on the businesses that occupied the premises prior to the recent redevelopment, with regular alcohol-fuelled antisocial behaviour. Since the departure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

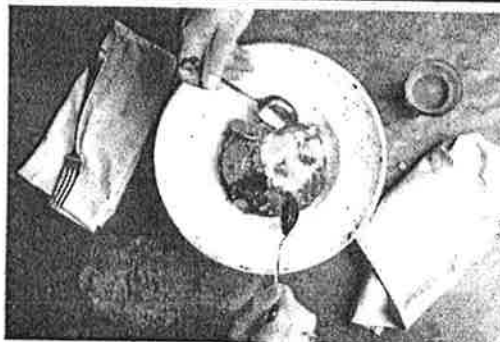
Finally, I am concerned that any licence granted for this premises will outlive Try Market Halls occupancy of the building and will be open to abuse by subsequent leaseholders. Stonebow House would likely become the largest, loudest and rowdiest drinking venue inside the city walls. Please do not allow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

Kit 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 Agave 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

6<sup>th</sup> 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.**

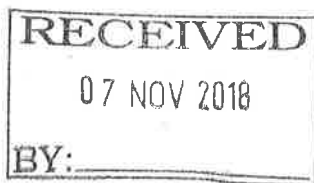
Thank you,



Date 28<sup>th</sup> Oct 2018

address .....

20



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.

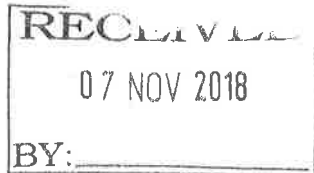
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Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from 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 ALMSFORD DRIVE  
ACOMS  
York YO26 5NS

21

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

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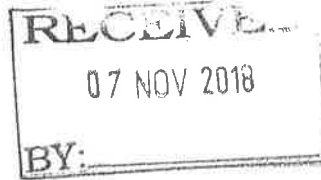
Yours faithfully

.....

Date 28/10/18

address ...

AMSTERDAM 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

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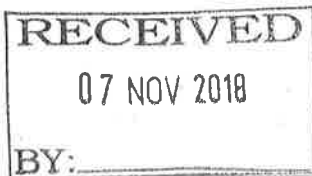
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Public Safety. Any designated area outside the building will not be adhered to, as the staff within Stonebow building cannot prevent smokers/drunks/revellers from walking along public streets, making noise, vomiting etc. Nor can they prevent them from 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.

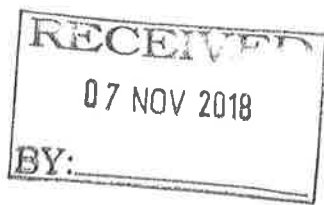
The health and safety of local residents must also be taken into account as Stonebow House has a number of flats above the ground and basement levels where the licence applies to. The residents will be subject to noise from inside the building and also from outside due to drunkenness. Also to be seriously 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

(24)

YO1 7DF

5.11.18.

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

Dear Sir,

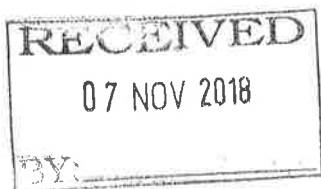
I am writing to object to Try Market Halls' application to develop the ground and lower ground floors of Stonebow House into a bar and food outlet catering for 600 people.

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

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25

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**

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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.

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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?

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Yours faithfully,

RECEIVED

07 NOV 2018

26

Spenn 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  
11<sup>th</sup> 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~~  
Skipton-by-Bearingbrough

.....

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

RECEIVED  
12 NOV 2018  
BY: \_\_\_\_\_

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

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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.

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Yours faithfully

.....

29

Date

address .....Saxs. Close.....

Shipton by Beningbrough YO3 1DF

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

RECEIVED  
12 NOV 2018  
BY:

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SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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Date 28-10-18

address ... Europtherpe Rd

(30)

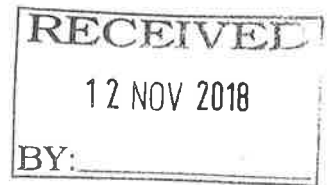
YORK, YO23 1JS

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

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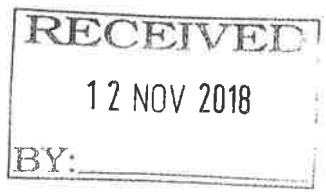
Date 28/10/18

address Asnulle Street

Y031 8124

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION



Dear Sir

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Yours faithfully

Date 28/10/18

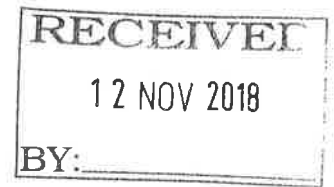
address Ashville Street

(32)

YO31 8RY

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION



Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Stonebow House. Try Market Halls

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Yours faithfully

.....



Date 28/10/18

address FOURTH AVENUE

YORK YO31 0ST

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

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.

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Yours faithfully

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Date 1 November 2018

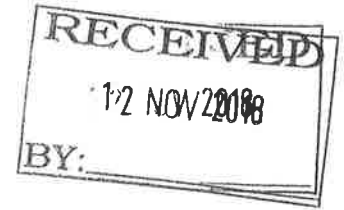
address STIRLING GROVE

34

YORK YO10 4HT

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION



Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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Yours faithfully

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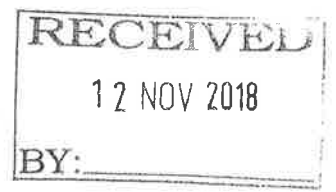
Date 22/0ct/2018

address Stirling Grove

YORK YO10 4HT

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION



Dear Sir

SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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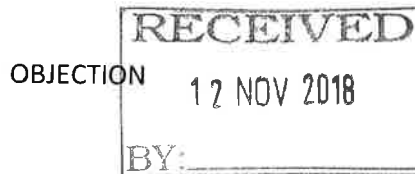
Yours faithfully

Date 25/10/2018

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

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Yours faithfully

Date: 28/10/2018

address

The Link

37

Fulford

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

RECEIVED  
12 NOV 2018  
BY: \_\_\_\_\_

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Date 28/10/18

address The Link

Fulford, York

RECEIVED  
12 NOV 2018  
BY:

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

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Yours faithfully

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Date 28/10/18

address Ambrose Street

39

YO10 4DT

17 NOV 2018  
BY:

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

OBJECTION

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SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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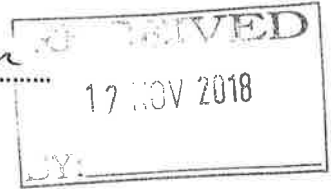
Date 28.10.18

address

Delemere Close

(40)

W. G. G. G. G. G.



Hazel Court Ecodepot, CYC Licensing Section

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James Street York YO 10 3DS

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Date 28.10.2018

address Delamere Close

(41)

Wigginton

17 NOV 2018

Hazel Court Ecodepot, CYC Licensing Section  
James Street York YO 10 3DS

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42

The Paddock  
Broughbridge Road  
York  
YO26 6AW  
8/11/2018

RECEIVED  
13 NOV 2018  
BY:

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

43

**Cockerill, Janice**

---

**From:**  
**Sent:** 09 November 2018 16:54  
**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](http://www.ageuk.org.uk/york) |

Follow us on Twitter  
<https://twitter.com/AgeUKYork>

Follow us On Facebook  
<https://www.facebook.com/AgeUKYork/>

44

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

12<sup>th</sup> 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.**

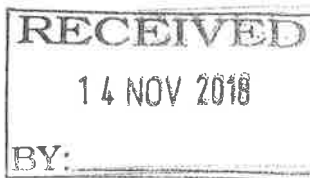
In fact York as a city does not need another large drinking venue (and this one would potentially become one of the largest – a magnet for all the stag and hen parties and race-goers in town). Just look at all the trouble already caused by drunken revellers at York Railway Station catching the Middlesbrough 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 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

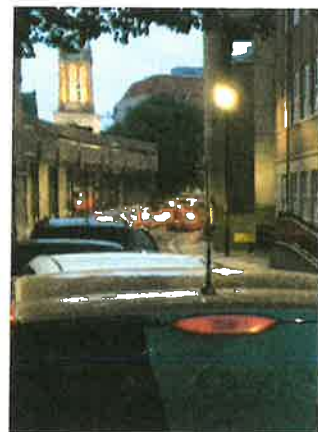
Photo 1.

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

YORIK

Y/OI &amp; 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 <sup>who</sup> 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 here 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 several hundred 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 unsightly ~~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 these 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 (T.M.H) 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 out take aways of alcohol & food. A truly chaotic environment for these very young people.

c) The waiting and 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 SAOUSSAGE.

This letter touchy expresses my views, 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

49

RECEIVED  
14 NOV 2018  
BY: \_\_\_\_\_

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,

RECEIVED  
14 NOV 2018  
BY:

c/o York Council  
West Offices  
Station Rise  
York YO1 6GA

Licensing Services  
Hazel Court Eco Depot  
York  
YO10 3DS

9<sup>th</sup> 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 signature is written in a cursive, flowing style.

Guildhall Planning Panel

51



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

(52)

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

RECEIVED  
14 NOV 2018

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.

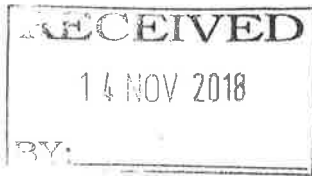
The human rights act states that a person's human rights be upheld by public bodies. Protocol 1 Article 1 states a person has the right to peaceful enjoyment of all their possessions including the home and other land. Article 8 states that a person has the substantive right to respect for private and 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.

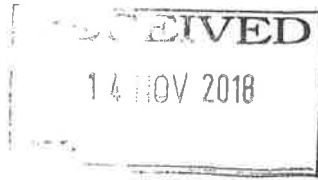
The waste bins should not be stored outside as this will attract vermin. The planning consent requires all waste to be stored internally.

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 Savicurgate  
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

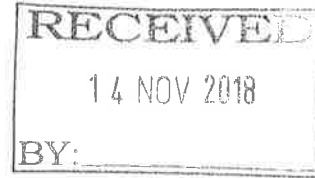
In addition to the disorder outlined above, the area was a centre for drug dealing, and the larger numbers would increase the risk of a repetition of this, with police numbers having been reduced and unlikely to be able to cope.

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.

56

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

RECEIVED  
14 NOV 2018  
BY: \_\_\_\_\_

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:** ]  
**Sent:** 14 November 2018 12:02  
**To:** licensing@york.gov.uk  
**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 licences 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  
Y010 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:** 15 November 2018 09:40  
**Sent:** licensing@york.gov.uk; Cockerill, Janice  
**To:** Submission re Try Market Halls application Stonebow House  
**Subject:** Submission re Stonebow House licensing Nov 2018.docx  
**Attachments:**

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](mailto:cllr.dcraghill@york.gov.uk)

**City of York Council**  
West Offices | Station Rise | York YO1 6GA  
[www.york.gov.uk](http://www.york.gov.uk) | [facebook.com/cityofyork](https://www.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 overarching 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,

65

ST SAVIOURGATE  
YO1 8NN

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**

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Yours faithfully,

ST SAVIOURGATE  
YORK  
YO1 8NN  
9.11.18

66

Spem 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**

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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,

(68)

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**

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1. Public Nuisance

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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 7BY  
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**

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- 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 3CE



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

70

Saint Saviourgate  
York  
YO1 8NN

RECEIVED  
15 NOV 2018  
BY:

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

73

Lady Hewley's Cottages  
St Saviourgate  
York YO1 8NW

RECEIVED  
15 NOV 2018  
BY: \_\_\_\_\_

The Licensing Officer  
City of York Licensing  
The Ecodepot  
James Street  
York. **YO10 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

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,

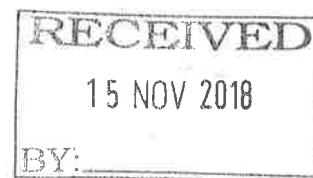
c/o

Curtew Glebe, Donnington  
-10211 -1019 -5PQ

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

14.11.2018

address

JOHN SAVILLE CT

OGLEFORTH YO1 7JP

Hazel Court Ecodepot, CYC Licensing Section

James Street York YO 10 3DS

Dear Sir

OBJECTION ✓

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Yours faithfully



Date 14-11-18

address CLEMENTHORPE

YO 23 1AN

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

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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

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SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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Yours faithfully

14. 11. 18

Date November 14<sup>th</sup> 2018

address ..... WALNEY ROAD

..... YO31 1AJ

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

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Yours faithfully

.....

Date 14 Nov 2018

address Cuslew Glebe

Drummington

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

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SECTION 17 LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

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Yours faithfully

Strongly AGREE WITH THE ABOVE!!!

Date 14/11/18

address Lanshaw Croft

blotton Moor  
YORK

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION ✓

James Street York YO 10 3DS

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.....

Date 14 NOVEMBER 2018

address THORNCROFT  
DUNNINGTON  
YORK  
1019 SRW  
Tel. 01904 488192

Hazel Court Ecodepot, CYC Licensing Section

OBJECTION

James Street York YO 10 3DS

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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](mailto:licensing@york.gov.uk)

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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,

RECEIVED  
16 NOV 2018  
BY:

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,