

Sefton, Helen

From: [redacted]@watsonpm.co.uk]
Sent: 25 February 2019 11:40
To: licensing@york.gov.uk
Subject: FW: CYC - 063711

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Good Morning

I am trying to find out if there is anywhere on line we can object to the Moxy Hotel of Black Horse Lane, York YO1 7NE from gaining a late license for music and serving of alcohol to non-residents of the hotel.

We are the managing agent for the Hungate development and feel this would have a detrimental effect on the residents of the Hungate development.

We are also concerned for residents and the general public who are walking around the development. In the past, there have been several incidents of a sexual nature local to the development and feel that allowing alcohol to be served to the general public who would be leaving the Moxy hotel could cause an increase in crime for people who use the Hungate development.

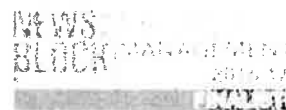
There are also many thefts from the car park of the Hungate development and rough sleepers again we feel this could increase if the license is allowed.

If I need to put the above on your website please advise where I can make these objections.

Kind regards



Telephone: 0113 273 8788 | 0845 458 1228 Website: watsonpm.co.uk
Correspondence & Registered Office Address: Glendevon House, 4 Hawthorn Park, Leeds, LS14 1PQ
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Lime House
Harmston Park Avenue
Harmston
Lincoln
LN5

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



26th February 2019

Dear Sirs

Re: Licensing Act 2003 – application made by QM Hotel (UK) Ltd.,

I am the owner of flat number in Adventurer's Court, Hungate, York, YO1

I formally object to the proposed licence application on the grounds that it will create both a public nuisance and the prevention of crime and disorder.

Why would non residents want to drink until 3am unless the Hotel wishes to cash in on a lot of late night drinkers particularly Stag and Hen Night revellers whom seem to be so attracted to York. These parties together with general drinkers coming out of bars as they close wishing to carry on drinking would, no doubt, be noisy and possibly drunk with all the associated mess that creates. I am sure you are aware that this area is our direct access into our underground car park. This kind of behaviour will surely be a public nuisance.

The Hungate development has already suffered from crime and disorder because the site is open to public access at York City Council's insistence. This has created a haven for drug addicts and Palmer Street particularly also suffers from drunkards urinating and vomiting on their way home now that the new bridge has shortened the route to some of their homes. I do not want this situation exacerbated and feel that a 3am licence is totally unnecessary for non residents.

Since the granting of the revised planning application for Letham House the narrowness of the space between Adventurer's Court and this new development has created a tunnel effect concentrating the sound and late night revellers are now extremely noisy and seriously affect the sleep patterns of residents of Hungate. Granting the licence can only make this worse.

Yours sincerely



Lime House
Harmston Park Avenue
Harmston
Lincoln
LN5

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



26th February 2019

Dear Sirs

Re: Licensing Act 2003 – application made by QM Hotel (UK) Ltd.,

I own a flat on the corner of Black Horse Lane exactly opposite the new hotel known as 33 Cordwainers Court.

I formally object to the proposed licence application on the grounds that it will create both a public nuisance and the prevention of crime and disorder.

If non residents area allowed to drink until 3am it will attract a lot of late night revellers and general drinkers who would be noisy and probably drunk will all the associated mess that can make. Please note this area is our direct access into our underground car park.

The Hungate development has already suffered from crime and disorder because the site is open to public access at York City Council's insistence. This has created a haven for drug addicts and Palmer Street particularly suffers from drunkards urinating and vomiting on their way home now that the bridge has shortened the route to some of their homes. I do not want this situation exacerbated and feel that if this 3am licence is granted it may well do

Yours sincerely

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



Leetham House
Pound Lane
YORK
North Yorkshire
YO1

04 March 2019

Dear Sirs,

Application CYC - 063711: Moxy Hotel, YO1 7NE

I object to the granting of a licence until 3am for non-residents on the grounds of nuisance.

In the early hours, particularly at closing time there will be little or no public transport. Those leaving by foot will likely pass through the network of paths through the (what will shortly be) a very densely populated area of flats. The behavior of those with excessive alcohol will inevitably result in littering of part consumed takeaways, vomit and other litter within our grounds & beyond. There will inevitably be harm done to the landscaping from detritus, alcohol fueled abuse and urinating.

As there is no parking in the area, those seeking vehicular transport will create a nuisance by the arrival, waiting (with engines running creating noise & pollution), slamming of doors and the revving of engines on departure. This will be a particular issue at the rear where the road is relatively narrow and with minimal space for turning. This applies not only to the 3am closure but to those coming from outside seeking a late night bar throughout the early morning hours.

I have concern that access to our underground car park will be obstructed by these cars which may well disregard any parking restrictions as they are unlikely to be enforced at that time of night.

It is clear from the damage done to glass windows etc. within the city centre at weekends that there is a strong likelihood that damage or attempted damage will be inflicted by some, causing cost, let alone fear to sleeping residents.

A further reason for objecting is the rationale used against the original Stonebow license, that being one of containing this form of entertainment to within the existing boundaries of the city centre and not creepage into wholly residential areas.

I object to the granting of a licence until 3am for non-residents on the grounds of noise.

As stated above, much of the non-residential customers will leave in the middle of the night and inevitable create noise at a point when most residents will be asleep. Those fueled with alcohol are well known to walk in groups talking loudly, singing and some are minded to shout with very loud voices which will reverberate around the narrow high rise paths disturbing our right to a peaceful sleep.

Any non-residents using the very narrow gap between the hotel and glass sided Hiscox building will have their shouting strongly reverberated by the glazing.

As stated above, the vehicular activity associated with this non-residential licence will significantly add noise to this residential area.

PTO

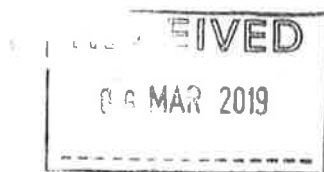
I object to the (near) 24x7 activities on the grounds of both noise and nuisance.

The application is effectively one for an 24x7 entertainment centre with sleeping accommodation attached which is totally inappropriate for the very dense residential area. A key objective of the Hungate development was to avoid and severely restrict vehicular traffic but unless these activities are strictly limited to hotel residents with no non-residential involvement, there will be a 24x7 procession of arrivals and departures to an area ill equipped to handle it and will result in unmitigated noise and nuisance destroying the peaceful enjoyment of our residential properties.

Even with restrictions to solely hotel residents, there will be noise and disturbance from servicing these activities such as the loading and taking away of band equipment from the live music session and staff movement in excess of what would occur for a conventional hotel activity.

Yours sincerely

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



Leetham House
Pound Lane
YORK
North Yorkshire
YO1

04 March 2019

Dear Sirs,

Application CYC - 063711: Moxxy Hotel, YO1 7NE

I object to the granting of a licence until 3am for non-residents on the grounds of nuisance.

In the early hours, particularly at closing time there will be little or no public transport. Those leaving by foot will likely pass through the network of paths through the (what will shortly be) a very densely populated area of flats. The behavior of those with excessive alcohol will inevitably result in littering of part consumed takeaways, vomit and other litter within our grounds & beyond. There will inevitably be harm done to the landscaping from detritus, alcohol fueled abuse and urinating.

As there is no parking in the area, those seeking vehicular transport will create a nuisance by the arrival, waiting (with engines running creating noise & pollution), slamming of doors and the revving of engines on departure. This will be a particular issue at the rear where the road is relatively narrow and with minimal space for turning. This applies not only to the 3am closure but to those coming from outside seeking a late night bar throughout the early morning hours.

I have concern that access to our underground car park will be obstructed by these cars which may well disregard any parking restrictions as they are unlikely to be enforced at that time of night.

It is clear from the damage done to glass windows etc. within the city centre at weekends that there is a strong likelihood that damage or attempted damage will be inflicted by some, causing cost, let alone fear to sleeping residents.

A further reason for objecting is the rationale used against the original Stonebow license, that being one of containing this form of entertainment to within the existing boundaries of the city centre and not creepage into wholly residential areas.

I object to the granting of a licence until 3am for non-residents on the grounds of noise.

As stated above, much of the non-residential customers will leave in the middle of the night and inevitably create noise at a point when most residents will be asleep. Those fueled with alcohol are well known to walk in groups talking loudly, singing and some are minded to shout with very loud voices which will reverberate around the narrow high rise paths disturbing our right to a peaceful sleep.

Any non-residents using the very narrow gap between the hotel and glass sided Hiscox building will have their shouting strongly reverberated by the glazing.

As stated above, the vehicular activity associated with this non-residential licence will significantly add noise to this residential area.

PTO

I object to the (near) 24x7 activities on the grounds of both noise and nuisance.

The application is effectively one for an 24x7 entertainment centre with sleeping accommodation attached which is totally inappropriate for the very dense residential area. A key objective of the Hungate development was to avoid and severely restrict vehicular traffic but unless these activities are strictly limited to hotel residents with no non-residential involvement, there will be a 24x7 procession of arrivals and departures to an area ill equipped to handle it and will result in unmitigated noise and nuisance destroying the peaceful enjoyment of our residential properties.

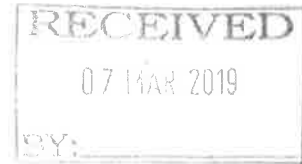
Even with restrictions to solely hotel residents, there will be noise and disturbance from servicing these activities such as the loading and taking away of band equipment from the live music session and staff movement in excess of what would occur for a conventional hotel activity.

Yours sincerely

6

A handwritten signature in black ink, consisting of a stylized, cursive letter 'S' followed by a horizontal line underneath.

Palmer Street
Hungate
YORK
YO1



Application Reference CYC - 063711
QM Hotel UK Ltd
Moxy Hotel

New Premises Grant

Dear Sir/ Madam,

I write with reference to the above application.

Firstly I must say how horrified I am at the list of requests this company have asked for.

We are in a residents area and the items asked for with times surely cannot be considered when the premises are so close to the apartments and houses located alongside.

I know many premises in York who provide these services are located next to residents but I do know that live music and beer/ drinking gardens do have rules for closing the gardens at a reasonable hour. 11:00 pm say.

Looking at the application it seems that they have asked for a number of things that will disturb neighbours.

Annex 6

6

Drinking for non residents until 03:00 am.

Live music

Recorded music

Events

I know that when the folk festival happens at the Black Swan pub we get 3 days of music but to be fair the live music stops between 10:00 and 11:00 pm.

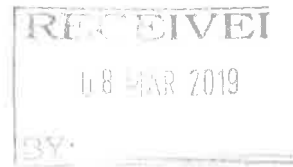
So we can sleep with our windows open in the hot weather!

I notice the plans show a beer garden. This will be a Mecca for drinkers all year round.

I really want to register my annoyance about this and the residents who own the properties alongside must be fuming as their property values will drop considerably.

Yours faithfully

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



Leetham House
Palmer Street
York
YO1

(Also by email to: licensing.unit@york.gov.uk)

4 March 2019

Dear Sirs

Representation regarding Application CYC – 063711 for a new premises grant by QM Hotel (UK) Limited at the Moxy Hotel, York Stonebow, Black Horse Lane, York YO1 7NE

I wish to object to the above proposal on the following grounds:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance

To explain, the locale of the Moxy Hotel is currently occupied by offices and residential apartments, and the provision of both of these will increase over the next few years. At present, the only licensed premises in the area is one public house, the Black Swan.

If approved, the proposed premises grant will have a significant negative impact on the immediate area, and upon the streets leading from the city centre to the hotel, particularly Stonebow, Navigation Road, Palmer Street, Spen Lane and Aldwark.

The reason for this is that the extended hours of operation proposed for "Indoor Sporting Events, Live Music, Recorded Music, Dance, and Late Night Refreshment" will attract a clientele that is undesirable given the nature of the surrounding area. The activities in the hotel will generate noise, disturbance, and public nuisance in the evening and night hours, and residents and guests entering and leaving the hotel will carry that disturbance (and crime and disorder) into the surrounding streets.

In particular, it will attract inebriated people from the city centre after the pubs close, and discharge even more inebriated people into the streets after 3am, when the hotel's music and alcohol stops.

I speak from personal experience, having moved from Piccadilly Plaza because of the disturbance caused, mainly, by stag and hen parties staying at the Travelodge and Hotel 53 (now a Holiday Inn). We regularly heard groups of people heading into town at around 8pm, obviously pre-loaded with alcohol. They would return between 2 and 4am, even more drunk, always shouting at each other, usually mouthing off with obscenities, and occasionally having a fist fight along the way. If the Moxy hotel is permitted the extended licensing hours it seeks, the outcome will be similar there.

The premises grant for the Moxy Hotel should be compatible with a family-friendly hotel (which York needs), and encourage dining and a "cafe society", not yet another party palace.

Yours faithfully

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



25th February 2019

Your Ref: CYC – 063711 20/2/19

Licensing Application: By QM Hotel (UK) Ltd, Moxy Hotel York, Stonebow, Black Horse Lane, York, YO1 7NE

Dear Sir/Madam

We wish to record our objection to the application made by QM Hotel (UK) Ltd to serve alcohol to non-residents between 10am and 3am Monday to Sunday, also to be licensed for indoor sporting events, live music, recorded music, dancing & late-night refreshments during those times.

As local residents we believe that it is unacceptable to encourage non-residents of the hotel to drink at all hours of the day and into the early hours of the morning. We feel this will create noise nuisance and disturbance for residents who need to sleep and be alert and suitably rested in order to carry out their employment. The availability of alcohol to non-residents will encourage anti-social behaviour, creating a public nuisance in a residential area.

We are also concerned for public safety, particularly of residents walking home late at night, being harassed or confronted by individuals under the influence of alcohol.

York is already inundated with bars and restaurants serving alcohol at all hours and particularly at weekends suffers from drunken behaviour which provokes crime and disorder and consequently is a risk to public safety. We feel that by granting this licence it will only increase the incidence of such unacceptable behaviour.

In view of the above we would urge the licensing authority to refuse the application.

Yours faithfully

Adventurers Court
Pond Garth
Hungate
York
YO1

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



Pond Garth, YORK YO1
10th March 2019

Licensing Application CYC-063711
QM Hotel (UK) Limited
Moxy Hotel York Stonebow
Black Horse Lane, York YO1 7NE

Dear Sir or Madam

I have lived at the Hungate for 6 years, it is a quiet residential area. It is a well-lit place to walk at night where you feel safe. We were disappointed with the closure of the alley between Hiscox and the Moxy (the Alley) while the hotel is being built as this was a safer way into town, we now only have the one route which is fraught with many obstacles. So the idea that when we get the Alley back it will be full of drunken party goers seven days a week and most of the night is unacceptable.

The City of York Council website states:-

- The site [Hungate] has **planning approval** for a mix of high quality office, retail and residential uses and will be set within a framework of city squares and green spaces.
- when fully complete, the Hungate development will provide nearly 1,000 new city centre apartments together with commercial and community space, as well as high quality public spaces and landscaping

Where does the **planning approval** mention a Las Vegas style party venue? Granting of these licences would make a nonsense of the grounds on which the Hungate development was allowed. Residents should be able to sleep with their windows open at night and come and go safely. I imagine that a proposal to build a nightclub open until 3am in the middle of other residential developments like Germany Beck or St Andrews Place would be met with a flat refusal.

I am writing to object to this set of applications on the following grounds.

Granting of a licence to serve alcohol to non-residents 10am – 3am.

This hotel is in a high-density residential area, with many dwellings in close proximity on both sides of the hotel. As it would affect Aldwark and St Saviourgate as well as the Hungate Residents. The number of households affected will vastly increase as more blocks are built, people who have put down deposits for the block nearly complete may have no idea what is happening with this application. There will eventually be around a thousand flats and houses in Hungate which will be adversely affected. An alcohol licence until 3am will inevitably lead to drinkers leaving in the small hours adding to noise and disorderly behaviour which will affect a great number of people. Smoking will be an issue, the clients of the hotel will inevitably go outside to smoke in Black Horse Lane, should residents have to put up with abusive behaviour from drunken smokers or get tangled up in their inevitable fights. Crime and alcohol are related, look at the high police presence needed in the city at night. The area around the hotel is already affected by sporadic noise and disorder as students return their accommodation. But this is not strictly comparable as students are absent for long periods when there is virtually no nuisance to residents. This would not apply to those attracted to the hotel by the prospect of drinking until 3am after pubs and bars have closed. The public nuisance will increase considerably in the area if this application is granted. This development is supposedly a hotel, not a nightclub. Public safety is certain to be adversely affected if alcohol is available to non-residents over such a long period each day. The application is wholly inappropriate for this location.

Licensing of Films, Indoor Sporting Events, Live Music, Recorded Music, Performances of Dance, Late Night Refreshment, and Supply of Alcohol to 3am.

Licensing such activities until 3am seven days a week will inevitably cause noise nuisance and compromise public safety. Stag and hen parties are already a problem in York city centre, bringing public drunkenness and loud and aggressive behaviour to the city. They represent an embarrassment to York residents and a

Annex 6

orry to visitors. Granting these licences would lead to increases in groups of noisy and aggressive people in this residential area. There will be nuisance from vomit and litter, broken glass and so on in the streets surrounding the hotel. This would add to cleaning costs, degrade the environment and tarnish the reputation of York as a family destination. Many people already consider the city centre to be a no-go area in the evenings; this proposal would increase the area where nuisance behaviour is committed.

There is also another issue, that of taxis. Granting these applications will lead to more taxis idling around the area. Creating a further noise nuisance including engine noise, loud chats of people waiting for taxis, slamming of car doors and the fights over whose taxi it is. Before the construction got to its current level the taxi cabs congregated at night on Dundas Street or outside the old Marketing suites. When walking home in the dark this was disturbing, groups of men standing round taxis with their lights on, laughing, joking, doing no harm maybe. You couldn't see them properly and it was intimidating. If you approve these applications you will create this again, only much closer to the most affected residents on the corner of Black Horse Lane and Palmer Street. Please don't fob us off with "Yellow Lines" the police or traffic wardens never bothered to move them and they won't in future, they haven't the time or resources. So you either walk past the smoking drunks in the Alley or past the ever present cabbies and in the morning through the litter of food wrappers and cigarette butts and vomit.

If granted these applications will lead to public nuisance, noisy, dirty and dangerous, affecting a large number of residents. These applications must be turned down.

Yours sincerely, 

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

Licensing Application CYC-063711
QM Hotel (UK) Limited
Moxy Hotel York Stonebow
Black Horse Lane
York YO1 7NE



Dear Sir or Madam

I am writing to object to this set of applications on the following grounds.

Granting of a licence to serve alcohol to non-residents 10am – 3am.

This hotel is in a high-density residential area, with many dwellings in close proximity on both sides of the hotel. The number of households affected will vastly increase as more blocks are built. There will eventually be around a thousand flats and houses in Hungate which will be adversely affected. An alcohol licence until 3am will inevitably lead to drinkers leaving in the small hours adding to noise and disorderly behaviour which will affect a great number of people. Crime and alcohol are related, look at the high police presence needed in the city at night. The area around the hotel is already affected by sporadic noise and disorder as students return their accommodation. But this is not strictly comparable as students are absent for long periods when there is virtually no nuisance to residents. This would not apply to those attracted to the hotel by the prospect of drinking until 3am after pubs and bars have closed. The public nuisance will increase considerably in the area if this application is granted. This development is supposedly a hotel, not a nightclub. Public safety is certain to be adversely affected if alcohol is available to non-residents over such a long period each day. The application is wholly inappropriate for this location.

Licensing of Films, Indoor Sporting Events, Live Music, Recorded Music, Performances of Dance, Late Night Refreshment, and Supply of Alcohol to 3am.

Licensing such activities until 3am seven days a week will inevitably cause noise nuisance and compromise public safety. Stag and hen parties are already a problem in York city centre, bringing public drunkenness and loud and aggressive behaviour to the city. They represent an embarrassment to York residents and a worry to visitors. Granting these licences would lead to increases in groups of noisy and aggressive people in this residential area. There will be nuisance from vomit and litter, broken glass and so on in the streets surrounding the hotel. This would add to cleaning costs, degrade the environment and tarnish the reputation of York as a family destination. Many people already consider the city centre to be a no-go area in the evenings; this proposal would increase the area where nuisance behaviour is committed.

The City of York Council website states

- The site [Hungate] has planning approval for a mix of high quality office, retail and residential uses and will be set within a framework of city squares and green spaces.
- when fully complete, the Hungate development will provide nearly 1,000 new city centre apartments together with commercial and community space, as well as high quality public spaces and landscaping

Granting of these licences would make a nonsense of the grounds on which the Hungate development was allowed. I imagine that a proposal to build a nightclub open until 3am in the middle of other residential developments like Germany Beck would be met with a flat refusal. This situation is no different. This raft of applications must be turned down.

Pond Garth
YORK YO1
March 8 2019



Adventurer's Court
Pond Garth
YORK
YO1
8 March 2019

Dear Sirs,

Moxy Hotel, Peasholme Green, YORK

I write to object to the terms of the 'late licence' application made for the Moxy Hotel.

I live in the adjacent Hungate development where I already suffer from late night and early hour disturbances. The thought that this hotel is seeking a licence to be open to non-residents until 3.00am every day of the week with live music, recorded music and dancing is appalling. There is already enough late night crime and public nuisance in the area without adding to it. This is a budget hotel and likely to attract hen parties and other undesirables into the area. I sincerely hope the Council has the wisdom to curtail this application. The immediate area is increasingly residential with over 1,000 units scheduled/exisiting. A hotel with the licensing conditions sought is incompatible with an essentially residential area.

Yours sincerely,

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



Leetham house
Pound lane
York YO1

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

07 March 2019

Representation regarding Application CYC – 063711 for a new premise grant by QM Hotel (UK)
Limited at the Moxy Hotel, York Stonebow, Black Horse Lane, York YO1 7NE

I wish to object to the above proposal on the following grounds:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance

The Moxy hotel is set in a residential area which is also served by the Black Swann (Known to all as the Mucky Duck). If approved, the proposed premises grant will have a significant negative impact on the immediate area, and upon the streets leading from the city centre to the hotel, particularly Stonebow, Navigation Road, Palmer Street, Spen Lane and Aldwark.

The reason for this is that the extended hours of operation proposed for "Indoor Sporting Events, Live Music, Recorded Music, Dance, and Late-Night Refreshment". It should be noted that we never have an issue with the mucky duck, but this based on their hours and behaviour, their events are one offs and are finished at a reasonable time. The Moxy on the other had are advertising themselves as a fun location this will attract a clientele that is undesirable given the nature of the surrounding area. The activities in the hotel will generate noise, disturbance, and public nuisance in the evening and night hours, and residents and guests entering and leaving the hotel will carry that disturbance (and crime and disorder) into the surrounding streets.

In particular, it will attract inebriated people from the city centre after the pubs close, and discharge even more inebriated people into the streets after 3am, when the hotel's music and alcohol stops. There is also the danger posed by the river, should the venue become a late-night drinking club for university Students, then by their own standards there is the proven danger of water and drunk students to consider.

In closing I have no object to the Hotel being licenced for residents but I would strongly object to the licence as it is proposed now. The premises grant for the Moxy Hotel should be compatible with a family-friendly hotel (which York needs), and encourage dining and a "cafe society", not yet another party palace. Which would site more at home on the Micklegate run.

l.com

Cordwainers Court
Black Horse Lane
York
YO1

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



11 March 2019

Dear Sir or Madam,

I am writing to register my objection to the application for a premises licence to QM Hotel (UK) Limited for Moxy Hotel, Stonebow, Black Horse Lane, York YO1 7NE. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime and disorder, the prevention of public nuisance and the protection of children from harm. I will address my concerns about the potential impact on each of these objectives in turn.

- **Prevention of crime and disorder**

The granting of a premises licence permitting alcohol to be served until 3am to non-residents of the hotel would increase the risk of crime and disorder in the local area. The impact of alcohol on crime and disorder is already well known and quite simply York does not need another venue where late night alcohol can be obtained, especially one such as this where the serving of alcohol is and should continue to be ancillary to its primary function as a hotel.

The specific location of this venue also has its own issues as far as possible crime and disorder is concerned. The entrance of the hotel is down a fairly narrow footpath/cycle path which runs between the hotel and the Hiscox office block. This is the main pedestrian and cycle route to and from the Hungate development and the various residences and student accommodation in the Navigation Road area. Mixing a popular and narrow access route with potentially drunk people entering or leaving the hotel, or standing outside the building to smoke, may well lead to altercations, intimidation or collisions with pedestrians or cyclists who are passing by.

- **Prevention of public nuisance**

Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and night due to its proximity to the City centre and the existence of the nearby York St John Percy's Lane residential block. This will inevitably increase with a late-night bar in the local area.

The nearby Black Swan pub frequently has live music events and the sound can clearly be heard from the nearby Hungate development, however this does not particularly cause a nuisance due to their limited licensing hours. Live or recorded music for the purpose dancing until 3am in this hotel together with late-night use of the hotel's outdoor space would certainly cause a disturbance for nearby residents.

Furthermore, opening the bar to members of the public until 3am will inevitably lead to noise and disruption as people leave the premises. The hotel has very specifically and purposefully not provided

a designated vehicle pick up and drop off point to discourage the use of cars within the vicinity of the hotel and so it is foreseeable that the nearby forecourt in front of the Hiscox office block on Peaseholme Green or the residential street Black Horse Lane/Palmer Lane will become taxi pick up and drop off points for anyone frequenting the hotel whether as a legitimate overnight guest or as a visitor to the bar. This will cause disruption for people driving along Peaseholme Green and noise, nuisance and congestion for people in the Hungate development.

- **Protection of Children from Harm**

The premises are a hotel and many of the guests are likely to be families with children who wish to relax in the hotel's communal areas in the evening. Use of these areas as a late-night bar for members of the public and permitting the playing of live and recorded music and dancing means that children may well be at risk of becoming exposed to alcohol and all the issues surrounding it. These elements of the licensing application suggest the possibility of the venue being turned into a nightclub by stealth which is clearly not a suitable environment for children and families.

In view of the above, I would urge the Licensing Authority to refuse those parts of the application relating to the opening of the premises and service of alcohol to non-hotel guests, and to ensure that suitable licensing conditions are put in place to limit the noise and disturbance caused by hotel guests both inside and outside the hotel.


Yours sincerely

Sefton, Helen

From:
To:
Subjec

cohol to non-residents by Moxy Hotel

-----O

From

email.com]

Sent: 13 March 2019 16:57

To: licensing@york.gov.uk

Subject: Application for late license for serving alcohol to non-residents by Moxy Hotel

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 Sir

I write to register my strong opposition to the application by Moxy Hotels to have a late license (3am) to serve alcohol to non-residents at their new hotel between Hiscox and the Black Swan. I object to their application on the grounds that it will cause significant public nuisance. The entrance to the hotel on the cycle way past Hiscox will mean that significant numbers of late drinkers will inevitably choose to walk along Palmer Street and across the Fosse bridge , returning to the Navigation Road area and to the many student residences in the Walmgate area. This will lead inevitably to noise in the middle of the night for the many residents (with many more to come when the development is completed) of the Hungate development, and likely also other nuisance such as discarded food waste and pools of vomit.

I feel strongly that this whole Moxy development was misrepresented at the outset by the developers. All of the initial publicity was of a 3 star hotel for the young tech/savvy emphasising professionals and high quality internet access , but it has metamorphosed into just another sports and music bar where much of the revenue comes from sale of alcohol, with all the attendant nuisance that brings.

Yours faithfully

Flat

Cordwainers Court

York

YO1

Sent from my iPad

15



Pond Garth 6
York
YO1

E:
T:

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

16 March 2019

Re: Licensing application CYC - 063711, Moxy Hotel, Stonebow.

Dear Sir/Madam,

We wish to register our objection to the above application in the strong belief that the granting of such an application will dramatically increase the levels of litter, public nuisance and anti social behaviour in what is essentially a residential development. Living at Pond Garth, approx 50m from the Moxy Hotel development, we already have to endure frequent disturbance by inebriated individuals returning from a 'night out in the city centre' and no end of detritus left by them on their journey home. The extended hours requested in the application by QM Hotels are excessive, later than most city centre establishments and hence is likely to dramatically increase the level of disturbance as the hotel will become a magnet for those wishing to continue to drink after other venues close. We feel that a midnight cessation for non-residents and 1am cessation for residents is more than adequate considering the proximity to so many local residents. Equally, there are sufficient hostelries in the city centre already offering late night drinking without a further addition in a location that is far from suitable and not covered by the City's CCTV network.

We also seek reassurance that any granting of permissions relating to music and events will be on the condition that provisions will be made to ensure noise is contained within the building and not allowed to cause nuisance to those living adjacent to the property.

Given that the hotel has no resident parking, the granting of any permission will therefore significantly increase the number of taxi pick-ups in the locality. The noise and pollution caused by the additional traffic alone will be unwelcome in a residential development however further nuisance will be created as groups of individuals will end up waiting outside the hotel for their ride, inevitably making noise that will add to the nuisance experienced by residents of Hungate 1 in which we reside.

We accept that hotel guests expect to be able to relax and purchase alcohol on property and a reasonable application would not have resulted in us making this representation. However, this application is not reasonable. The combination of the "lively" demographic targeted by the Moxy brand and excessively long licensing hours is totally unsuitable for a largely residential area and the current request should therefore not be granted.

Finally, due consideration should be given to The Black Swan pub adjacent to the Hotel site. The success of York as a destination is founded in its traditional and historic hostelries. This application would without doubt jeopardise the future of one of York's oldest and historically significant Inns. The City would be poorer for its demise.

We trust that due consideration will be given to the points raised above and that the right decisions will be made for the benefit of the wider community that you both serve and represent.

Kindest regards,

A horizontal line with a slight curve, representing a handwritten signature.

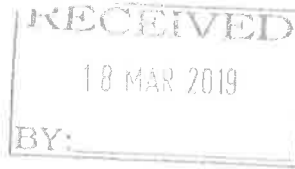
, Leetham House, Leetham Lane, York. YO1

Telephone

e-mail:

15th March 2018

Dear Sirs,



Re Licensing Application CYC-063711 for QM Hotel (UK) Ltd; Trading as Moxy Hotel, York Stonebow, Black Horse Lane, York YO1 7NE

OBJECTION

We write to **object** in the strongest possible terms to the duration of licensing hours requested By QM Hotel (UK) Ltd., for permission to provide the following:

Indoor Sporting Events
Live Music
Recorded Music
Performance of Dance
Late Night Refreshments
Supply of Alcohol

The requested hours Monday-Sunday 10.00-03.00, with even later hours on Bank Holidays, are extreme, given that the Hotel has or will have within a radius of 180 metres, upwards of 1000 flats/houses with a population of c2000 people in the Hungate development alone. The potential for **unacceptable noise disturbance and nuisance** into the early hours to this residential population is **significant**. There are already a large number of licensed premises in York offering extended opening hours in locations well away from such densely populated locations, we do NOT need any more such premises and certainly not in close proximity to such dense settlement. To permit the extended opening hours of the Moxy Hotel to 03.00 hours EVERY day is unacceptable, especially as all occupants of the Hungate apartments have noise restriction within their leases of 11pm. Furthermore, disturbance will **continue WELL AFTER** 03.00hours, as non-residents leave the Hotel, no doubt waiting for taxis etc in Black Horse Lane.

This application for the proposed licensing hours **MUST** be refused, as the potential for persistent noise disturbance into the early hours everyday for a large number of people is not acceptable. The latest permitted limit for all of the above activities should be midnight, and this **ONLY** at weekends.

Yours faithfully.

City of York,
Licensing services,
Hazel Court EcoDepot,
YORK. YO10 3DS

09/03/2019

Licensing Act 2003 – application made by QM Hotel (UK) Ltd, 20/02/2019 CYC - 063711

Sat 09/03/2019 19:12

North Yorkshire Police Headquarters
The Licensing Section
Fulford Road
York
YO10 4BY



Licensing officers,

Re: Licensing Act 2003 – application made by QM Hotel (UK) Ltd, 20/02/2019 CYC - 063711

I am the Chairman of The Hungate (1) Leaseholders Association, Cordwainers Court, Hungate, York, YO1

Our Association Members and I formally object to the proposed licence application on the grounds that it will create both a public nuisance and the prevention of crime and disorder.

I am also the owner of flat number 11 Cordwainers, Hungate, York, YO1

I formally object to the proposed licence application on the grounds that it will create both a public nuisance and ~~the prevention of crime and disorder.~~

This hotel is close to our high-density accommodation. Hundreds of people already live within 50 yards of the Moxy Hotel and on completion of the Hungate Development there will be hundreds more. It is simply not appropriate that this premises should be given a late night licence when there are so many people at our Development who will wish to sleep before work and may find regular public nuisance, noise, disorder and possibly increased crime. At such a late hour, entering and departing patrons will most like create noise and possible public nuisance. There is also an increased risk of crime and disorder on our properties.

The Moxy Hotel may wish to cash in on a lot of late night drinkers particularly Stag and Hen Night revellers whom seem to be so attracted to York. These parties together with general drinkers coming out of bars as they close and wishing to carry on drinking would, no doubt, be noisy and possibly drunk with all the associated mess that creates. I am sure you are aware that the Moxy Hotel entrance is adjacent to the main entry into our development housing and underground car park.

The Hungate development has already suffered from crime and disorder. We are always vigilant of the adjacent land on all sides being a haven for drug addicts and rough drinkers. Palmer Street In particular suffers from drunkards urinating and vomiting on their way home now that

09/03/2019

the new bridge has shortened the route to some of their homes. This Association and our residents do not want this situation exacerbated.

We formally request that you do not grant this licence extension.

Chairman
Hungate1 Leaseholders Association

Licence Details noted for reference:

20/02/2019 CYC - 063711

Applicant

QM Hotel (UK) Limited

Premise Address

Moxy Hotel

York Stonebow Black Horse Lane York

YO1 7NE

Summary

Application for a new premises grant for:

Films

00:00-00:00 (24 hours) Monday - Sunday

Indoor Sporting Events 10:00-03:00

Monday - Sunday

Live Music 10:00-03:00 Monday - Sunday

Recorded Music 10:00-03:00 Monday - Sunday

Performances of Dance 10:00-03:00

Monday - Sunday

Late Night Refreshment 23:00-03:00

Monday - Sunday

Supply of Alcohol 10:00-03:00 Monday - Sunday

Sent from my iPad