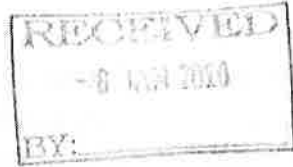


①

Annex 8



Stonegate Court,

Stonegate,

Licensing Services,

Eco Depot,

York.

YO10 3DS

5th January, 2020
Dear Sir/Madam,

Licence Application For Unit 4 Hornby Passage YO1 8AT

We wish to make representations against the licence application for the above venue.

As elderly residents of _____ our sitting room balcony is directly above the small enclosed yard which houses Unit 4 and our apartment is no more than five yards from the property. Granting this licence would mean that our quality of life would be seriously compromised by evening and late night noise and the inevitable anti social behaviour that often goes along with this type of business. Loud music and shouting along with smoke drifting upwards into our property would make it impossible for us to live on that side of the apartment. The unit is adjacent to our bin store which leads into our complex and this is sometimes left open by the collectors which would pose a huge security problem.

The enclosed narrow passage into Stonegate is the designated fire escape for the sixteen apartments and for New Look which means that blocking of the narrow exit by drinkers and smokers standing outside the premises would compromise any escape from a fire. Our fire door leads to our upstairs courtyard which could be a security issue. We have recently had rough sleepers setting up camp in the yard below our balconies and have, of necessity, had to call out the police and to change the code on the locked gate leading through Hornby Passage to keep them out. This gate has been kept locked in the fifteen years we have lived here so that outsiders could not access the area.

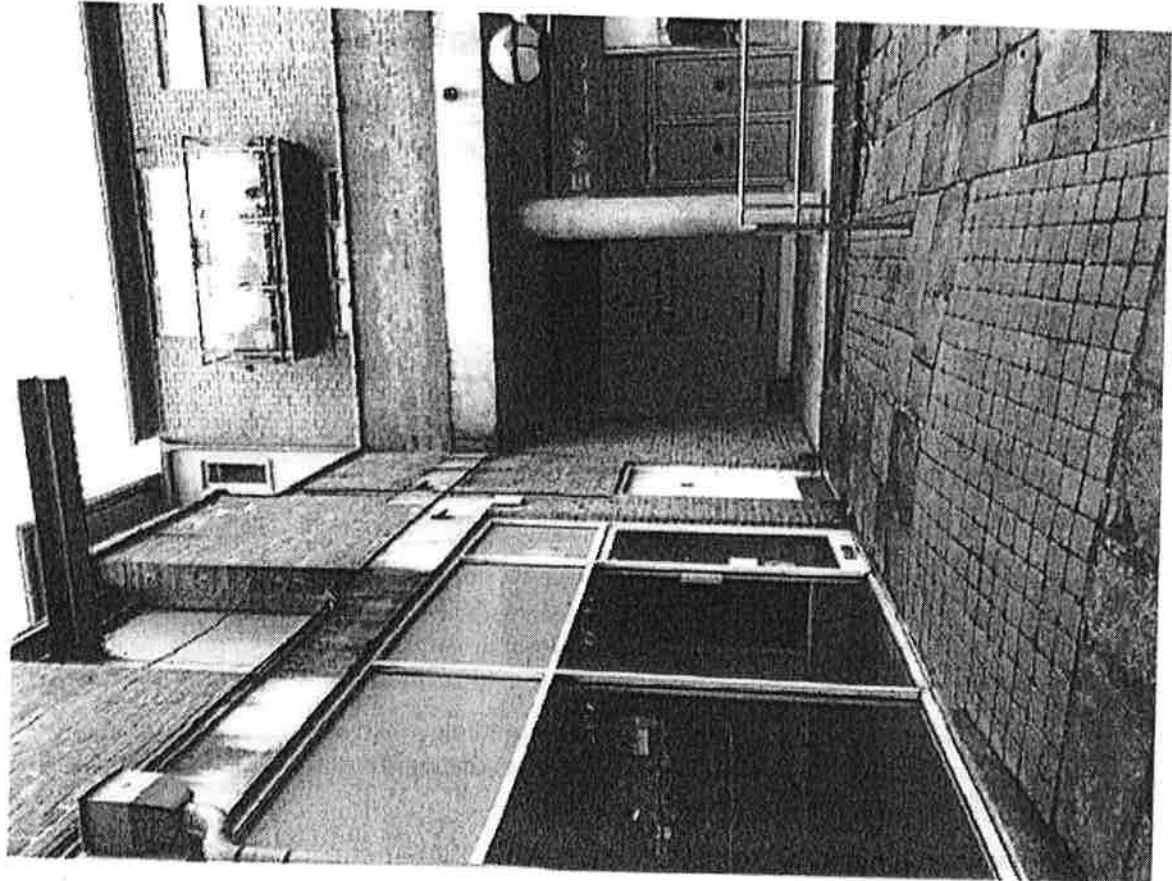
Our main entrance on Blake Street is often blocked by visiting teenagers to MacDonald's or rough sleepers so we are pushed into using the Hornby's passage exit into Stonegate to avoid confrontation. A crowded Hornby Passage of drinkers would not be a pleasant experience.

I enclose a photograph showing the proximity of the apartments and the back of the New Look Store to Unit 4.

Yours sincerely,

[Handwritten signature]

From:
Sent: 05 January 2020 12:55
To:
Subject: You might want to use this photo in your email



Sent from my iPhone

12



6th January, 2020

Eco Dept.
Hazel Court,
York
YO10 3DS

Dear Sir/ Madam,

Licence Application For Unit 4, Hornby's Passage, Stonegate

Further to our previous letter of representation on the above application we would like to state that the misconception that the apartments in Stonegate Court are Holiday Lets is totally untrue. The majority of these apartments are residential occupied by permanent residents and we have lived here for the past 15 years in an apartment which directly overlooks Unit 4.

We already have to contend with noise and harassment from a part of the Cumulative Inclusion Zone which is already saturated with licensed premises and approving this application would only further add and intensify that.

Yours sincerely,

2



5th January 2020

Dear Sir/Madam.

I am writing regarding the application York Council have received from Secret Square Limited and which relates to Unit 4 Hornbys Passage, York, YO1 3AT.

I own a flat in Stonegate Court, the residential development which directly overlooks Hornbys Passage.

This passage leads to our bin store, our fire exit door, and the open area between Stonegate Court and Stonegate. Unit 4, the subject of this application, is immediately adjacent to our bin store doors.

This area is currently accessible from Stonegate only by locked and key-coded gates - and with good reason. We had an issue recently with the lock not working, and it was very clear after a very short time that opening up this area creates both a severe disturbance and a marked security issue for our properties.

In terms of this specific application: the noise and cigarette smoke generated by a late-night licensed premises would necessarily travel upwards from this area, and into our homes. This would not be a one-off: it would be **every single day of the week**.

Our fire escape (and that of New Look) would be compromised, and access to our courtyard would be accessible to all and sundry, should the rear door ever be left open.

Beyond any 'practical' considerations, though, the quality of our lives and our peaceful oasis would be affected beyond all imagining. This is a quiet residential development, with residents of all ages (from young children to the very elderly). It is a kind and supportive community occupied by hard-working individuals who deserve to retain the quiet enjoyment of their own homes.

I could not object more strongly to this proposal, and trust that York Council will agree that it should not be permitted.

Director, Stonegate Court (York) Management Company Limited

3

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

ly

YO1

5th January 2019

FAQ: Helen Sefton/City of York Council Public Protection/Licensing Section

Dear Helen,

Re: Licencing application, Unit 4 Hornby's Passage

We would like to make a representation in objection to the licence application as below: -

The prevention of crime and disorder:

We object to the licencing application on the basis of the prevention of crime and disorder as the courtyard area, accessed via Hornby's passage, is a hotspot for drug use and selling and additionally attracts vagrants/illegal activity. Open access to a pub/nightclub would allow homeless/drug users free and easy access to a back alley/back yard area that has just been made more secure. We have worked at length with the police, land managers and York bid service to stop the criminal activity occurring in the courtyard area (see appended correspondence as evidence) including reinforcing the locked gates to Hornby's passage. However, if the premises are granted a licence as set out in the licencing objectives this will **DIRECTLY** lead to the aforementioned criminals having open access to the courtyard area, including in anti-social hours, as set out in the licencing objectives.

Public safety:

Additionally, please note that there are alleys within the courtyard which lead to other areas where crime/disorder (drug use/selling) could be undertaken out of sight of the licenced premises but would lead to further risk to the **public's safety** as this is where access is gained to residential premises (flats). Furthermore, Hornby's passage is the only access point for our business, thus increasing the risk to the safety to me and our staff should the licence be granted which will lead to drug/illegal activity.

The prevention of public nuisance:

The courtyard backs onto residential property as well as business premises. Late night licencing which includes live music, performance of dance and recorded music alongside the sale of alcohol will increase noise disturbance. We frequently have to contact York bid to clean urine from the

alleyway. Nightclub use will simply increase urine, vomit, faeces etc which will be a hazard to human health. Drunken activity will increase potential for window breakages and other criminal damage. The above points illustrate how licencing will severely affect both adjacent residents and businesses. In particular, our shop just commenced trading in August 2019, with a sole female owner. Licensing will cause stress and anxiety if and when the above problems occur. Access to the back of the shop premises will be more susceptible to window breakages (as there are no window grilles here) and severe harm to mental and physical health of its staff, and harm to wellbeing caused by increased contact with drug users, criminals and drunk members of the public (as we can only access and egress the premises via Hornby's passage).

Regards,

Director of the Stonegate Living Company



Homeless on private land - Stonegate

5 messages

1 September 2019 at 20:09

To:

Hello,

I am the proprietor of The Stonegate Living Company. There is a private courtyard at the side of our business that is locked off and should only be accessible as a fire escape for the residents behind and the shops that back onto the courtyard. Homeless people have set up a camp in the courtyard blocking part of the access/fire escape.

I spoke to an officer on Friday and gave him the code for the gate - C1973 but unfortunately we are still having issue with homeless people camping and impeding access. I'm not sure how they are getting in but it would be great if you could help us find out who manages the courtyard so that they can change the locks and assess them to make sure they are working properly.

In addition, are you able to help evict them? We'd appreciate discretion when dealing with this as we don't want any unwanted attention post eviction.

Thank you and regards,

SNA York City <SNAyorkcity@northyorkshire.pnn.police.uk>

2 September 2019 at 15:37

To: "11111111@gmail.com"

Hi

I believe I may have spoken to somebody in the street the other day in relation to this.

Im on late shifts at the moment and have spoken with the individuals who are sleeping down there but they obviously haven't taken on board my words of advice.

I shall pop down this evening and have another look round and see what I can come up with, I will also pass the message onto the Street Rangers so they can also carry out checks aswell as the rest of the city team

Thanks

Gren Dowson

PCSO 5552

Guildhall Safer Neighbourhood team

Mill House Police Station

York

[Quoted text hidden]

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.....

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disclosure of the content may be unlawful. Opinions

expressed in this document may not be official policy.

Thank you for your co-operation.

.....

To: SNA York City <SNAyorkcity@northyorkshire.pnn.police.uk>

9 September 2019 at 18:59

Hi Gren,

Thanks for coming into the shop today. To record our conversation I understand that the caretaker for the management company of the yard is letting the homeless in and facilitating their stay including providing the code for the gate.

Please can you confirm that;

1. The management company accepts all liability for cleaning the yard area including required jet washing where human waste is causing smells.
2. The management company accepts all liability for blocking the fire escape in the event that there is a fire and residents and or business employees injure (or worse) themselves whilst escaping.
3. By their actions (letting homeless reside in a locked private yard, giving away the access code) accept full responsibility for any break-ins and or damage to property backed into the courtyard including their full contents.

We will be consulting the property owners, businesses and residents affected by the negligent actions of the caretaker and thus management company.

Regards

[Quoted text hidden]

SNA York City <SNAyorkcity@northyorkshire.pnn.police.uk>
To: J

11 September 2019 at 16:23

Unfortunately I cant help you with any of the below as this is a civil matter between yourselves, the other proprietors and the management company to discuss as the caretaker has allowed the individuals access to the yard and it would appear that he is helping them with washing and other amenities.

The land is private property and the only way we would be involved is if crimes were being committed but due to them being given access this would make a crime hard to prove.

Sorry I cant be of more help but our hands are tied unfortunately.

Thanks

Gren

[Quoted text hidden]

18 September 2019 at 09:48

To: SNA York City <SNAyorkcity@northyorkshre.pnn.police.uk>

Hi,

Thanks for getting back to me. Do you have the contact details for the caretaker/management company? The lock on the gate has been broken and I struggled to gain access this morning but no-one seems to be aware of who is in charge so it would be great if you could pass on those details.

Thanks

[Quoted text hidden]



1 message

To:
Cc:

21 October 2019 at 18:16

Dear

I am the proprietor of The Stonegate Living Company at 22 Stonegate York, YO1 8AS. There is a private courtyard at the side of our business that is locked off and should only be accessible as a fire escape for the residents behind and the shops that back onto the courtyard. Homeless people have set up a camp in the courtyard blocking part of the access/fire escape. We understand that you manage the courtyard on behalf of Watsons.

We've tried to deal with this issue with the police however they can no longer help us and have advised that it is a civil matter because the caretaker for the courtyard has given the homeless the code to the lock on the courtyard (see attached email). This is particularly concerning for us because the fire escape is now blocked and also we can only access our property from the courtyard which means that our staff safety is at risk as well as the security of the shop. A similar issue for Rohan, Jack Wills and others who back onto the courtyard.

Please note the following which requires attention:

1. The lock needs to be repaired/replaced as the handle has been broken off.
2. A new double gate is required to the side of our property, the current gate has sheared and additionally isn't fit for purpose as people can reach through and open it with the push bar.
3. The homeless camp needs to be dismantled and the whole courtyard area needs to be cleaned.
4. The homeless need to be evicted, with surety that the caretaker will not let them back in.
5. The drains in the courtyard are blocked and are overflowing up to our shop. They need to be cleaned and or repaired.

Please can you give this matter your urgent attention.

Regards

3 attachments

NY Police email 11.09.19.PNG
25K

Image1.jpeg
98K

New comment: Stonegate Court, 11 Blake S...

1 message

Wat

B Dec 06

Do not reply directly to this email as it will not be indexed. Click [here](#) to reply.

Watson.

Dear Sir / Madam,

A new comment has been posted in relation to issue Dear Lisa (Harvey, I am the proprietor of The Stonegate Living Company at 22 Stonegate York, YO1 6... at Stonegate Court, 11 Blake St., (issue ref: IS2042900).

On Fri, 06 December 2018 at 11:28 the agent wrote:

Good

Morning

Thank you for your message

I

am sure you will note that the landlords have now

gone, our caretaker has not given them the

keys

They seem able to open the lock without

it.

Please note that we are not

responsible for the copywork this is the

managing agent of New look.

Best

regards

Lisa Harvey

Stonegate

Stonegate

[Click here to reply](#)

Dear I I am the proprietor of The Stonegate Living Company at 22 Stonegate York, YO1 6...

Ref	IS2042900
Posted	Tue, 22 October 2018 at 11:05
Address	Stonegate Court, 11 Blake Street, York, YO1 6GF
Current status	Job awarded, awaiting appointment date
Assigned agent	
Estimated work completion date	Fri, 04 November 2018

- The contractor has yet to offer a start date to complete the works
- This issue does not have an associated occupier
- The issue has been awarded to a contractor to fix
- Issue priority 0 - Urgency

4

Stonegate Court



Monday 6th January 2020

Dear Sir/Madam,

Re: Secret Square Ltd application for premises licence for live music, recorded music, performance of dance, late night refreshment and supply of alcohol at Unit 4, Stonegate Walk, Hornby Passage, York YO1 8AT

I am writing to object to the above-mentioned application. My wife and I bought flat 4 at Stonegate Court in August 2019. With merely five months experience of living at Stonegate Court it is very clear that the granting of these licenses would critically compromise the experience of living at this address, indeed, to a point where, if this licence had been in place six months ago we would most likely not have gone ahead with the purchase of the flat.

We moved to York, and this address specifically, because we most certainly *wanted* to embrace the energy of living in such a vibrant city. We were very much aware of the potential impact of life on Blake Street including our proximity to a 24-hour MacDonald's. The key mitigating factor for us was that sources of noise would be limited to the front of our flat meaning our main daytime living space. The bedrooms in our flat are at the rear and therefore enjoy the peace afforded by the inner area of Stonegate Court which is an oasis of calm in a busy city. This means that we get to choose how and when we engage with the energy of the city and when not to.

The granting of these licenses would revoke that ability to choose. It would be bringing a massive source of disturbance right into the Stonegate Court community.

I note that the Unit itself is adjacent to our bin store and would therefore represent a challenge to security issues for Stonegate Court especially given the nature of the license being sought: late-night, drinking customers -- this does not bode well for our quiet enjoyment of Stonegate Court. The bin store is currently accessed via locked and key-coded gates and these security measures would simply evaporate if these licenses are granted. These licenses would facilitate a daily intrusion on our quality of life that I feel compelled to object to especially given the wealth of options already available to the customers and citizens of York as it currently stands,

Yours sincerely,

/

5

RECEIVED
BY:

Dear Sir/Madam,

Licence Application For Unit 4 Hornby Passage YO1 8AT

I wish to make representations against the licence application for the above venue.

As a resident of 17 Stonegate Court my sitting room and balcony is above the small enclosed yard which houses Unit 4 and our apartment is no more than ten yards from the property.

Noise / Cumulative Impact Zone

Granting this licence would mean that our quality of life would be seriously compromised by evening and late night noise and the inevitable anti social behaviour that often goes along with this type of business. This would not be a one-off: it would be every single day of the week right under our balcony - how would you feel if someone wanted to set up a noisy bar open till the early hours every night next to your house - or in the flat below yours?

With Cumulative Impact Zone in mind we are already contending with noise and disturbance issues within an area that is already saturated with late night / drinking premises. Loud music and shouting along with smoke drifting upwards DIRECTLY into our property from this late night bar would make it impossible for us to live on that side of the apartment.

Security and Fire Risk

The area that is proposed for the unit as a late night drinking club is currently accessible from Stonegate only by locked and key-coded gates - and with good reason. We had an issue recently with the lock not working, and it was very clear after a very short time that opening up this area creates both a severe disturbance and a marked security issue for our properties and residents have had to call out the police to change the code on the locked gate leading through Hornby Passage to keep people out. This gate has been kept locked in the fifteen years the apartments have existed - and for good reason - this will no longer be the case if the application is successful as it is the only way into area and the unit.

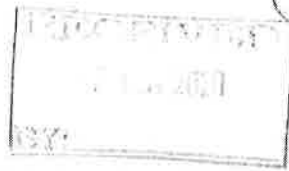
The unit is also adjacent to our bin store which leads into our complex and this is sometimes left open by the collectors which would also pose a huge security problem.

The enclosed narrow passage into Stonegate is also the designated fire escape for the sixteen apartments and for New Lock which means that blocking of the narrow exit by drinkers and smokers standing outside the premises would compromise any escape from a fire. Our fire door leads to our upstairs courtyard which could be a security issue.

Beyond the above points, the quality of our lives and everyone in Stonegate Court (currently a peaceful quiet area) would be ruined.

I could not object more strongly to this proposal, and trust that York Council will agree that it should not be permitted.

Yours sincerely,



Licensing Services York
Hazel Court
Eco Depot
James Street
YORK YO19 3DS

6 January 2020

Dear Sirs

Re : 4 Hornby Passage YORK YO1 3AT Application for Grant New Premises Licence by Secret Square Ltd made 12 December 2019.

I wish to state my objection to the application by Secret Square Ltd regarding 4 Hornby Passage which refers to its use for the sale of alcoholic drinks, live performance, music and dance for not only daytime but late into the evening especially at weekends.

I am the owner of a flat in Stonegate Court and live there as my permanent residence. Stonegate Court is a residential complex which has its main entrance on Blake Street and its fire escape which goes through Hornby Passage which is currently secured by a lockable gate at Stonegate.

4 Hornby Passage is immediately adjacent to Stonegate Court with a small courtyard in front of it directly underneath the homes of several Stonegate Court residents and is so close to Stonegate that any sounds originating in the courtyard or issuing from the premises in Hornby Passage will be clearly audible in Stonegate Court and in our homes there.

1. Nuisance – late night noise and music

I am very worried that noise from bar and entertainment will be a nuisance to me in my home. This will prevent me from having the peaceful enjoyment of my own home and living a normal life.

My bedroom window especially will receive the noise from the proposed bar at 4 Hornby Passage as it is at right angles to it close by.

The noise will be not only music but also loud talking, drunken arguments and fights which can happen outside bars. Loud sounds travel long distances at night.

There will be access for the public at anytime of day or night into Hornby Passage and courtyard and there will be the continual noise for Stonegate Court residents from the bar and entertainment, from many people congregating and drinking until late near our windows and also the loud deliveries at night and in the early mornings. This will be such an upsetting nuisance. I fear what will happen in summer when drinkers will be outside the premises of 4 Hornby Passage and choose to drink in the courtyard there. There will be continual noise not allowing us to enjoy our own homes in peace. This will cause us stress and anxiety. I should not have to listen to other people's loud music and conversations in my own home.

When I stayed in number 14 Stonegate Court for several weeks I had to call the Noise Department Patrol on several occasions just because of a busker and the proposed bar at 4 Hornby Passage will be far louder.

The application states times the music will go on which are past my normal bed time and I am very worried that this will disturb my sleep and have a bad effect on my health and that of my neighbours. This would make life miserable. I am in my 60s and this is my home I have retired to. Stonegate Court is a residential complex with people of all ages, children to elderly.

The noise of people shouting and fighting is especially frightening for children and older people and it will come straight into our homes and bedrooms.

Already I hear noise and music from people shouting in Stonegate late at night and music from Kennedys which can be disturbing but is generally at a level I can cope with. But Kennedys is much further away with buildings in between them and my windows. 4 Hornby bar will be so much closer and the sound is bound to be louder and more upsetting for me and my neighbours

2. Nuisance – unpleasant and noxious smells

I am very concerned that unpleasant cooking smells and the toxic fumes of smokers outside in the Hornby Passage courtyard will pervade the air around Stonegate Court and enter my home and that of my neighbours.

3. Safety – Fire risk and safe fire-escape

A restaurant with cooking well into the night is a worry for me as I fear an increased risk from fire so close to my home and those of my neighbours. There will be an additional risk from cigarette smokers outside in the Hornby Passage courtyard throwing away cigarette ends into rubbish. This risk will be very worrying at night when people are more careless and drunk. This area will need to be policed.

The fire-escape from Stonegate Court goes through Hornby Passage and I am very worried it will be blocked by furniture and people. **If this planning application goes ahead I have no doubt that I will be less safe from fire in my own home.**

I have heard from a neighbour that there may also be the fire-escapes of New Look and the Masons Lodge via Hornby Passage. I have not looked into this as to whether this is the case or indeed whether other organisations have their fire-escapes there but I hope you have checked this and advised all concerned of this planning application so that they may make representations to you and also to ensure they make sure of their own safety and fire-escapes.

4. Security of my home and my personal safety and that of my neighbours and Stonegate Court from criminal acts

Stonegate Court main entrance is on Blake Street and has a lock for residents. We have a persistent problem with rough sleepers on our small set-back entrance who block the doorway and can be intimidating when asked to move. I am only a small woman. My neighbours have warned me that rough sleepers had gained access to our building and in our bin store were using drugs there which I understand the police dealt with for us. I am very worried that rough sleepers would also

congregate in Hornby Passage and courtyard attracted by the alcohol and food, making use of the fire exit much more difficult.

4 Hornby Passage is close to the external access to our bin store and it is possible that entry might be attempted to our building that way. This puts our personal security and that of our homes and possessions in greater risk of criminal trespass and attempted theft and break-ins. At the moment a locked gate blocks entry to Hornby Passage at Stonegate for those without authorised access. If the application goes ahead anyone will have easy access to the back of our building.

In addition to the bin-store I have worries that access might be made to Stonegate Court via its fire exit steps if the door is forced/accidentally left open. This would give easy access to our properties and courtyard by drunken revellers and thieves and is likely to result in damage and theft of our property and be very frightening for residents.

I will be much more wary of going into Stonegate Court courtyard at night if the planning application goes ahead in case I encounter a trespasser. At the moment I feel very safe in my home and love living here.

5. Diminution of value of our properties on Stonegate Court which will happen if the application is approved

It will be inevitable that any potential purchaser of our properties will be put off if they consider that there are problems with noise and difficult neighbours. This diminution in value of our homes would be directly attributable to the application by Secret Square Ltd if it is granted.

6. Lack of Notification of the Application by Secret Square Ltd

I am a homeowner and resident of Stonegate Court and this application could have a major adverse effect on the quality of my life and the quiet enjoyment of my own home. Yet I received no notification of the application. My neighbours brought it to my attention, attached to the gate at Stonegate where we have our fire-escape. I rarely look at that gate or pass through it. I am shocked that such an important planning matter was not brought to my personal attention as a resident living only a few feet away from the proposed site. Other Stonegate Court residents may not be aware of this matter at all and may be away. I feel the lack of proper notice has robbed them of their chance to raise their own objections.

There are many residents living in the centre of York of all ages - young and old including the more vulnerable members of society. It is not just a place for bars and entertainments. I beg you to have great concern for the quality of life of us residents in central York.

I am very happy living in Stonegate Court and in the centre of York which I have chosen for my retirement. However this application re 4 Hornby Passage causes me great concern and I must object to it and I beg you not to grant the application.

Yours faithfully

7



Dear Sir/Madam,

Licence Application For Unit 4 Hornby Passage YO1 8AT

I wish to make representations against the licence application for the above venue.

As a resident of Stonegate Court my sitting room and balcony is above the small enclosed yard which houses Unit 4 and our apartment is no more than ten yards from the property.

Noise / Cumulative Impact Zone

Granting this licence would mean that our quality of life would be seriously compromised by evening and late night noise and the inevitable anti social behaviour that often goes along with this type of business. This would not be a one-off: It would be every single day of the week right under our balcony - how would you feel if someone wanted to set up a noisy bar open till the early hours every night next to your house - or in the flat below yours!

With Cumulative Impact Zone in mind we are already contending with noise and disturbance issues within an area that is already saturated with late night / drinking premises. Loud music and shouting along with smoke drifting upwards DIRECTLY into our property from this late night bar would make it impossible for us to live on that side of the apartment.

Security and Fire Risk

The area that is proposed for the unit as a late night drinking club is currently accessible from Stonegate only by locked and key-coded gates - and with good reason. We had an issue recently with the lock not working, and it was very clear after a very short time that opening up this area creates both a severe disturbance and a marked security issue for our properties and residents have had to call out the police to change the code on the locked gate leading through Hornby Passage to keep people out. This gate has been kept locked in the fifteen years the apartments have existed - and for good reason - this will no longer be the case if the application is successful as it is the only way into area and the unit.

The unit is also adjacent to our bin store which leads into our complex and this is sometimes left open by the collectors which would also pose a huge security problem.

The enclosed narrow passage into Stonegate is also the designated fire escape for the sixteen apartments and for New Look which means that blocking of the narrow exit by drinkers and smokers standing outside the premises would compromise any escape from a fire. Our fire door leads to our upstairs courtyard which could be a security issue.

Beyond the above points, the quality of our lives and everyone in Stonegate Court (currently a peaceful quiet area) would be ruined.

I could not object more strongly to this proposal, and trust that York Council will agree that it should not be permitted.

Yours sincerely,

[Handwritten signature]

8

From:
Sent: 07 January 2020 18:28
To: licensinq@york.gov.uk
Cc:
Subject: Objection Licensing Application

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.

Licence Application For Unit 4 Hornby Passage YO1 8AT

I wish to make representations against the licence application for the above venue.

nt is too close to the small enclosed yard which houses Unit 4.

Noise / Cumulative Impact Zone

Granting this licence would mean that our quality of life would be seriously compromised by evening and late night noise and the inevitable anti social behaviour that often goes along with this type of business. This would not be a one-off it would be every single day of the week. With Cumulative Impact Zone in mind we are already contending with noise and disturbance issues within an area that is already saturated with late night / drinking premises. Loud music and shouting along with smoke drifting upwards DIRECTLY into our property from this late night bar would make it impossible for us to live here and will seriously affect the value of our property. For many years, the Council encouraged people to live in the City and we have invested a great deal to be able to do so. Of course, there is a limit to how much noise one can cope with.

Security and Fire Risk

The area that is proposed for the unit as a late night drinking club is currently accessible from Stonegate only by locked and key-coded gates - and with good reason. We had an issue recently with the lock not working, and it was very clear after a very short time that opening up this area creates both a severe disturbance and a marked security issue for our properties and residents have had to call out the police to change the code on the locked gate leading through Hornby Passage to keep people out. This gate has been kept locked in the fifteen years the apartments have existed - and for good reason - this will no longer be the case if the application is successful as it is the only way into area and the unit.

The unit is also adjacent to our bin store which leads into our complex and this is sometimes left open by the collectors which would also pose a huge security problem.

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Beyond the above points, the quality of our lives and everyone in Stonegate Court (currently a peaceful quiet area) would be ruined.

I could not object more strongly to this proposal, and trust that York Council will agree that it should not be permitted.

Yours sincerely,

S/

2 Stonegate Court, York

(9)

Licensing Services

Hazel Court Eco Depot

James Street

York YO19 3DS



Court

7/1/2020

Licence Application For Unit 4 Hornby Passage YO1 8AT

Dear Sir / Madam

I wish to object to this application for several valid & demonstrable reasons. My property Court is within a few meters of the small yard which houses Unit 4. Indeed our bedroom is directly in clear view.

Noise / Cumulative Impact Zone

Stonegate Court is a quiet residential development in the heart of York housing residents of all age groups including pensioners and younger residents. We all value the haven of peace & quiet that Stonegate Court provides away from the hectic atmosphere that is generated on the busy streets of York.

If a licence were to be granted it would compromise our quality of life completely and we would have to tolerate music, alcohol consumption, late night noise, and the the anti social behaviour that is evident on the several establishments that are in the vicinity of Stonegate Court all within a mere few yards of my property & bedroom.

This would occur every day of the week both daytime & evenings.

Security & Fire Risk

Hornby Passage is accessed by a locked & key coded gate. This maintains the security of Stonegate Court on the rare occasions the gate has been left open we immediately have a problem with vagrants sleeping in the yard people drinking & evidence of drug taking.

We would be vulnerable to break ins as the yard also houses a bin store. If the door was accidentally left open or broken it would give direct access to Stonegate Court by intruders.

Fire Risk

The passage also serves as the fire escape for the residents of Stonegate Court via fire doors. These will inevitably be blocked by people drinking and smoking in what is already a small yard with a narrow passage.

This would render the fire escape redundant therefore creating an extremely dangerous situation for everybody.

The Prevention of Crime and Disorder / Public Nuisance

It is apparent that late night drinking inevitably leads to anti social behaviour. Stonegate already has several establishments offering late night drinking & music. All of these establishments have security personnel to help with the inevitable anti social behaviour this proposal would be no different. The entrance to Stonegate Court is plagued by people sleeping & drinking in the entrance doorway making it extremely intimidating to all residents.

The peace & tranquility that Stonegate Court provides to its residents would be totally destroyed.

I therefore strongly object to this proposal and trust York Council will agree it should not be granted

Yours sincerely



10

From: The mail.com>
Sent: 08 January 2020 21:04
To: planning.enforcement@york.gov.uk
Cc: licensing@york.gov.uk
Subject: Objection

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.
Please see attached.

Kind regards,

Licence Application For Unit 4 Hornby Passage YO1 8AT

Dear Sirs,

We wish to make representations against the licence application for the above venue.

As owners of [redacted] part, our apartment is no more than ten yards from the property.

Noise / Cumulative **Impact Zone**

Granting this licence would mean that quality of life would be seriously compromised by evening and late night noise and the inevitable anti social behaviour that often goes along with this type of business. This would not be a one-off: it would be every single day of the week.

With Cumulative **Impact Zone** in mind we are already contending with noise and disturbance issues within an area that is already saturated with late night / drinking premises. Loud music and shouting along with smoke drifting upwards **DIRECTLY** into our site from this late night bar would be horrendous.

Security and Fire Risk

The area that is proposed for the unit as a late night drinking club is currently accessible from Stonegate only by locked and key-coded gates - and with good reason. We had an issue recently with the lock not working, and it was very clear after a very short time that opening up this area creates both a severe disturbance and a marked security issue for our properties and residents have had to call out the police to change the code on the locked gate leading through Hornby Passage to keep people out. This gate has been kept locked in the fifteen years the apartments have existed - and for good reason - this will no longer be the case if the application is successful as it is the only way into area and the unit.

The unit is also adjacent to our bin store which leads into our complex and this is sometimes left open by the collectors which would also pose a huge security problem.



From: JA [redacted]@york.gov.uk
Subject: Fw: GRANT OF A NEW PREMISES LICENCE, UNIT 4, HORNBY PASSAGE, YORK YO1 8AT
Date: 9 January 2020 at 2:03 PM
To: [redacted]@york.gov.uk

This is to confirm that I have requested [redacted] nt of [redacted] to sign and deliver my email on my behalf as I am currently not in York to do so myself..

Thank you



----- Forwarded message -----

From: [redacted]@york.gov.uk
To: licensing@york.gov.uk <licensing@york.gov.uk>
Cc: planning.enforcement@york.gov.uk <planning.enforcement@york.gov.uk>;
planning.comments@york.gov.uk <planning.comments@york.gov.uk>
Sent: Thursday, 9 January 2020, 12:02:47 GMT
Subject: RE: GRANT OF A NEW PREMISES LICENCE, UNIT 4, HORNBY PASSAGE, YORK YO1 8AT

Dear Sir/Madam,

I am emailing you today, and hope I am in time, re the above.

I had not received any letter from yourselves nor Planning Department about Unit 4 and was only aware of this Licence via my management company and other fellow residents, but was told that today Thursday 9th January 2020 was the last day to hand in any objections and there are plenty.

I am voicing my objections in granting this premises any new licence either for alcohol, music or dancing, food, late nights as the Unit is in a very small, tight spaced courtyard which is actually also **our fire escape route from Stonegate Court**. We are eighteen flats and the fire escape must naturally be free of any objects and crowds of people. It is also shared by the shop, New Look.

Stonegate Court lies in the Council's **Noise/Cumulative Impact Area** and the Application proposes that alcohol and food would be sold for consumption from 11.30am-2300hours, seven days a week. This would mean that there would be constant coming and going of people to this venue.

Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime disorder and public nuisance have already reached problem levels for the police and ambulance service.
(Prevention of Crime and Disorder).

Unit 4 leads out onto Stonegate and there are enough bars and music venues to visit on this particular walkway.
Example No 7 The Punchbowl, No 8-10 Stonegate Yard Bar & Brasserie, No 40 Ye Old Starre Inne,
No 42 The Evil Eye, and No 48/52A Trembling Madness and in Little Stonegate so many other choice of venues to choose from.

If you were to visit Unit 4, you would see how tight and narrow the passageway is to the building, plus this Unit used to be a retail unit selling clothes, hardly a Unit for selling alcohol and food and bringing in a sheer number of people. The applicants would need to change the interior quite a bit and to change over from one usage to another and for that one **needs a 'Planning Application'** and NOT just a Licence!

Some of the residents have already or will be writing to you and have their say in this matter as it is

extraordinary that no one was aware of this Licence going through, but that a Notice taped to the gate to the passageway was found only in the last few days, did we hear about this and now wish to have your attention in this matter. I am hoping that some of the residents have also posted photos to you so you can see first hand how small an area Unit 4 is in.

I would also deem this site unsuitable for any number of people gathering in this area as the noise and cigarette smoke, if any, would be detrimental to the surrounding residents. Also one has to think of the litter, behaviour of those involved and would they really leave the area in a quiet way? I doubt it very much. Also, would one security officer at the gate be enough?

We, residents already suffer noise nuisance and antisocial behaviour at all hours from McDonald's in Blake Street that to this day we still get people urinating, dumping their litter, smoking in our main doorway. It is a nuisance and can be intimidating, especially at night.

Public Safety must be looked at as the physical safety of people using the venue has to be considered. I understand that maybe only twenty-five people would be allowed to enter at a time, because of the size of the venue and the one security officer is supposed to keep the people in order? It is not just about the site of the venue, but also our doors to our bin area for Stonegate Court is in this passageway and these doors must be clear at all times for the binmen.

It would also be a good idea for the Fire Brigade to be brought in and have their say on Unit 4 and see what they think of this proposal for an Alcohol Licence when *the unit was, in the past, a retail shop.*

The gate to Unit 4 is locked at all times to prevent any kind of intruders going up to our flats and that is how we residents enjoy the tranquility and peacefulness of our flats. It is also how we want it to remain so and therefore I would urge the Committee to consider the findings that I and the other residents at Stonegate Court have sent to you all.

In view of all of the above, I would hope the Licensing Authority will refuse the application.

Yours sincerely,
Kind regards

Flat 7
Stonegate Court
11 Blake Street
York YO1 8QF

Signal

Court



7.1.20

Re Licence Application for Unit 4, Hornbys Passage, York YO1 8AT

Dear Sir or Madam,

I am joint owner, along with my sister _____, of apartment 11 at Stonegate Court. We run this apartment as a holiday let. My sister lives in Italy although she stays in number 11 when she is visiting the UK. I live in Gillygate, but often stay at Number 11 when the apartment is not occupied and during periods of maintenance. I have spent several nights in Stonegate Court since the beginning of January this year. I have plans to live at Number 11 when I retire.

I would like to object strongly on several points to the above licence application and make the following observations.

1. First and foremost I am really concerned about the health and wellbeing of my neighbours _____ who live in apartment 15 which is only a few yards from Unit 4 and looks down on the yard area. _____ and _____ are elderly, both in their eighties and neither of them are in good health, they are both extremely distressed at the prospect of the proposed new business and the impact that would have on their home. Should this licence be allowed the noise will be intolerable for them and also for their direct neighbours all of whose properties overlook the yard and Unit 4, life would never be the same again for Jen and Clive or any of us in Stonegate Court.

2. Having lived in the centre of York for over 40 years I have experienced, witnessed and been disturbed at night by far too many incidents of noise and bad behaviour practically all involving the excess consumption of alcohol. The area under discussion between Stonegate Court and Stonegate provides a small buffer against the noise and the scenes of drunkenness that anyone can witness on a weekend in the beautiful street that runs between St Helens Square and Petergate. Of course, as we all know, this behaviour is commonplace throughout the

centre of York, but as regards this licence application this is the area under consideration. Removing this buffer zone would without a doubt have an extremely detrimental effect on life and the peace we enjoy in this small residential development.

3. The main entrance to Stonegate Court on Blake Street is in the front line of city centre bad behaviour, part of Macdonald's clientele seems to be made up of noisy and rude young people who at times loiter in our doorway, they can be most intimidating. For years we have also had problems with groups of homeless people spending time in the doorway, litter, threatening behaviour, urinating and drug dealing, all these things I have witnessed, I have reported to the police at least one incident of drug dealing. We had considerable trouble in the yard area near Unit 4 last year when a group of homeless people gained access through the security gates and settled in for a few weeks, there were all sorts of behaviour issues, fortunately the Police and Street Rangers managed to sort out this problem. Open access to this area would be inviting all sorts of further problems.

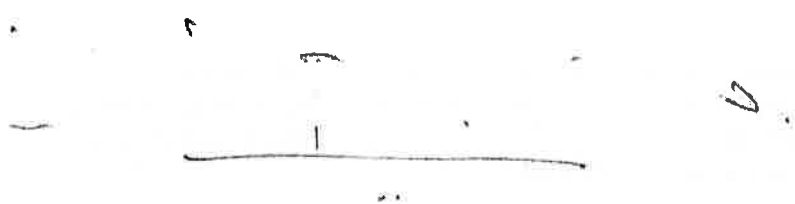
4. On the evening of Saturday 4th January, just a few days ago, there was a young lady busker outside the Teddy Bear shop on Stonegate singing and playing a musical instrument through an amplifier, I could hear this whilst watching TV in my sitting room on the top floor, perhaps 50/60 yards from the busker, she stopped singing sometime after 10 o'clock. I rang the Noise Control office who are normally very helpful, unfortunately they weren't back at work after the New Year Break, I then rang the Street Rangers, also normally very helpful, however they told me they weren't authorised to deal with buskers. This incident demonstrates another one of the potential problems should amplified music be allowed any nearer to Stonegate Court than it already is.

5. A have guests staying from all over the world and from all walks of life, no doubt they make a healthy contribution to the economy of York. As part of their visit I like to think they all really enjoy the quiet ambience of Stonegate Court and take away a good impression of York, sixty 5 star reviews on Airbnb do testify to this. Although I do cringe at the thought of some of the drunken behaviour our guests are likely to witness during their stay, at least at the moment they will be able to retreat to the peace and quiet of Stonegate Court. The proposed business for Unit 4 would certainly have an impact on our guests enjoyment.

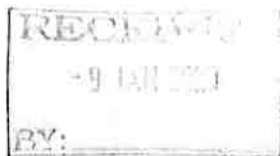
As a long term resident of central York I have sadly witnessed a serious and steady decline in night time behaviour since the change of the licensing laws. We have done our young people no favours at all by allowing them to consume excess alcohol at any time of day or night. Before change to the licensing laws we used to hear the last noise in Gillygate at the latest 2.30 a.m. nowadays it's 4 and 5 o'clock.... this is good for nobody. I think less licensed premises would be a benefit for the whole community, I and many other people would love to see a vast improvement in the behaviour on the streets of night time York, this certainly won't happen with the issuing of any more licenses to consume alcohol.

I do hope you see fit to decline this application for a licence at Unit 4.

Yours Faithfully,

A handwritten signature is present above a horizontal line. The signature is faint and appears to be a name starting with 'D'. The horizontal line is a simple straight line.

13



Y-
8TH January, 2020.

Licensing Services
Hazel Court Eco Depot
James Street
York
YO19 3DS

Ref: Licence Application For Unit 4 Hornbys Passage YO1 8AT

Dear Sir or Madam,

I would like to register my strong objection to this licensing application on the grounds of the licensing objectives contained in the Licensing Act 2003 (Section 4)

The Prevention of Public Nuisance

Unit 4 is part of the same Stonegate Walk development as 16 residences so late night noise and music will reverberate throughout the development. This, together with instances of public disorder and anti-social behaviour outside the premises, will contribute to an unacceptable level of public nuisance to the 16 residences as well as the larger public.

Public Safety

The area outside Unit 4 forms part of the fire escape route both for residents at Stonegate Court and occupants of Ye Olde Star Inn. Obstructing it in any way is obviously a matter of public safety.

I would also argue that the access passageway is also too narrow to provide the only fire escape for the premises itself.

The Prevention of Crime and Disorder

There are numerous recorded reports of crime and disorder in the area, both in our doorway in Blake Street and in Hornbys Passage on occasions when the gates are left unlocked. Increasing access to Hornbys Passage will only add to these occurrences.

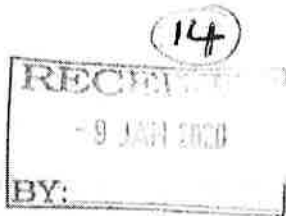
Cumulative Impact Zone

The property lies within York's Cumulative Impact Zone (CIZ) in an area already saturated with drinking establishments and late night bars. We already have to cope with instances of alcohol related crime and public nuisance far too numerous to list here, increasing the number of licensed premises can only add to the cumulative negative impact of anti-social behaviour in the area.

In conclusion, I strongly recommend that the council refuse this application.

Yours Faithfully

A handwritten signature in black ink, appearing to be a cursive name.



Y-

8TH January, 2020.

Licensing Services
Hazel Court Eco Depot
James Street
York
YO19 3DS

Ref: Licence Application For Unit 4 Hornbys Passage YO1 8AT

Dear Sir or Madam,

I strongly object to this licensing application on the grounds of the licensing objectives contained in the Licensing Act 2003 (Section 4)

The Prevention of Public Nuisance

Given the location and close proximity of 16 domestic residences at Stonegate Court, I am extremely concerned about public nuisance if this application is granted. The area directly outside the premises will inevitably be crowded with people sat at tables, stood smoking, entering / leaving the premises, shouting, arguing with door managers etc. There will also be early morning noise from deliveries and clearing of empty bottles etc. Any noise will affect residents of the 5 apartments directly above the area and will also reverberate around the courtyard of Stonegate Court affecting all the other residents.

Unit 4 is part of the same Stonegate Walk development as the 16 residences so I am also assuming that late night noise and music will reverberate throughout the development regardless of whether or not windows and doors are kept closed at the premises. This, together with instances of public disorder and anti-social behaviour outside the premises, will result in many late night complaints to the police from residents adding to what I know is already a huge workload for the safer neighbourhood team.

Public Safety

The area outside Unit 4 forms part of the fire escape route both for residents at Stonegate Court and occupants of Ye Olde Star Inn. Obstructing it in any way is obviously a matter of public safety. The area has confined access passageways and so I would think it is also a fire safety issue for the premises themselves. The fire escape doors from Stonegate Court onto Stonegate Walk/Hornbys Passage could be jammed by litter, inadvertently blocked by storage of empty bottles/chairs/tables or just blocked by people. If a member of staff in charge of security doesn't do their job properly then we get a night of noise disturbance. If a member of staff in charge of keeping the fire doors clear doesn't do their job properly, then residents of 16 properties can't evacuate their building in an emergency.

If disturbances occur outside the premises, the space is very confined and it will be difficult for security staff or police officers to access the troublemakers and very easy for innocent bystanders to be trapped within the disturbance with no means of escape.

The Prevention of Crime and Disorder

Late night venues are places where different groups of drinkers from other venues in the city congregate at the end of their evening. As we have seen many times with McDonalds in Blake Street, this can easily lead to disagreements, disturbances and violence. I see no reason why this would not happen at this venue as well.

Stonegate Walk and Hornby's Passage create an "n" shaped area just off Stonegate. Unit 4 occupies the north west corner of this "n". At present, there are 2 gated passageways onto Stonegate. The gates are currently locked from the Stonegate side but can be opened from the inside as fire escape routes. If both gates are unlocked during Unit 4's opening hours then this presents opportunities for crime and disorder in parts of the area not visible from the premises (including the fire exit door and the bin store for Stonegate Court). If the south east gate is left locked, it would become a dead end, hidden from the premises and a very likely place for crime and disorder.

Cumulative Impact Zone

The property lies within York's Cumulative Impact Zone (CIZ) in an area already saturated with drinking establishments and late night bars. Thankfully, the licensing laws have been changed to give residents a fair say in what happens within their community. The CIZ exists to stop more bars adding to existing problems with heavy drinking and anti-social behaviour. I haven't seen anything from the applicant as to why the premises should be treated as an exception to CIZ rules.

We already have to cope with instances of alcohol related crime and public nuisance far too numerous to list here. The latest for me was in Stonegate at 10pm on a recent Thursday when I witnessed an obviously inebriated man propositioning young women in a bar. He was asked to leave the premises by bar staff. Outside he continued to harass women in the street where there were no bar staff or door managers to intervene. He then stood on the pavement and urinated towards the middle of the road. Just another evening in York.

I am not suggesting that the applicant is intending for any of this to occur, but increasing the number of licensed premises can only add to the cumulative impact of anti-social behaviour in the area.

Residents Affected

Due to the lax requirements on advertising a licensing application, local residents have not been directly notified of the application. It was advertised in the press on the latest legally permitted date which was Christmas Eve, leaving only 9 working days – at a time when many people are away on holiday – to spread the word to local residents. I would ask that, under the circumstances, there is a further period allowed for representations to be made before any hearing takes place.

I would also like to correct the misconception that the properties overlooking the outside space of Unit 4 are "only" holiday lets.

1. This is not true. Only a small proportion of the properties within Stonegate Court are Holiday Lets and one owner/occupied property has a balcony directly above Unit 4.
2. Some Holiday lets are let out for short periods until such time as the owners are able to live there themselves.
3. Whether someone is living there for a week or a year, they are still entitled to quiet enjoyment of the property.
4. I would have thought we should be attracting visitors to York with outstanding accommodation not sending them home with stories of late night noise disturbance and rowdy behaviour.

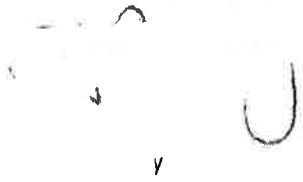
In conclusion, I strongly recommend that the council refuse this application. It would seem a complete disregard of the Licensing Act and the Council Priorities listed in the Statement of Licensing Policy & Cumulative Impact Assessment dated February 2019 (below) if this license is granted.

"Council Priorities

29. The Licensing Act 2003 has 4 objectives: the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm.

30. The promotion of the licensing objectives will support the Council's Plan for a prosperous city for all and a council that listens to residents."

Yours Faithfully

Handwritten signature and initials, including a large 'U' and a small 'y'.

15



and

Dear Sir/Madam,

Licence Application For Unit 4 Hornby Passage YO1 8AT

Further to my previous objection to the above application, I wish to add some points in the light of further research.

Noise / Cumulative Impact Zone

Stonegate Court is located in a part of town that is already more than well served by late-night music/drinking/dancing venues. Granting this licence would add to the cumulative effect of noise and anti-social behaviour that residents of central York already have to contend with.

Security and Fire Risk

Security: As mentioned in my previous objection, Hornby Passage has for 15 years been protected by locked and key-coded gates. On the occasions when the key-code has failed, the area has immediately attracted vagrants and anti-social behaviour (which I witnessed myself on several occasions). As a single woman, I particularly value the security offered by Stonegate Court. This security would be severely compromised by people being able to access the rear of the complex. Even more worryingly, Unit 4 is directly next to the

door which gives access to the Stonegate Court bin store. If this door were ever to be left open, the whole complex would be accessible to interlopers.

Fire risk: The enclosed narrow passage into Stonegate is also the designated fire escape for all of the Stonegate Court apartments and for New Look. The narrow exit would invariably be blocked by drinkers and smokers standing outside Unit 4, and would render our fire escape unusable.

In addition, I believe that Hornby Passage also serves as a fire escape for the Masonic Lodge in Duncombe Place.

The Prevention of Crime and Disorder / Public Nuisance

It goes without saying that late-night drinking venues invariably lead to crime and disorder and public nuisance. This in turn is a risk to Public Safety.

As mentioned in my previous missive, I could not object more strongly to this proposal, and trust that York Council will agree that it should not be permitted.

Yours sincerely,

7:1:2020

From the residents of Stonegate Court, Blake Street, YO1 8QF

Dear Sir/Madam,



Licence Application For Unit 4 Hornbys Passage YO1 8AT

We wish collectively to object to this application in the strongest possible terms, and for concrete and demonstrable reasons.

Noise / Cumulative Impact Zone

Stonegate Court is a quiet residential development located in the heart of York. It is a mixed and cohesive community representing all ages. We all value the tranquillity of this development. If this licence were granted, our quality of life would be seriously compromised by evening and late night noise and the inevitable anti social behaviour that often goes along with this type of business.

Stonegate Court is located in a part of town that is already more than well served by late-night music/drinking/dancing venues. There is already an issue with noise and late-night music from Kennedy's (which is further away than the proposed bar at 4 Hornbys Passage), buskers performing in Stonegate with amplifiers, and the commotion caused by drunken revellers at all hours in Stonegate. Most bars in York have signage exhorting patrons to "leave quietly" - but it is evidently impossible to enforce this. The Council will already be aware of our long-standing problem with the 24-hour Macdonalds in Blake Street and the disturbance and litter created by our front door by its clientele.

This would, moreover, not be a one-off: it would be every single day of the week. Moreover, it would blight our waking hours, too, as developments of this type invariably involve increased deliveries, rubbish collections, kitchen smells, and daytime activity. Some of us work from home, and would be unable to do this due to the increased noise and traffic.

Several of us have our homes and bedrooms are directly above the proposed development: we would have to contend every single day and night with loud music, voices and cigarette smoke in our own properties. Granting

this licence to 4 Hornbys Passage would make the cumulative effect of noise and anti-social behaviour intolerable to residents.

Security and Fire Risk

We also value the security of our homes and of the complex in general. At the moment, it is impossible for 'interlopers' to access the development.

Security: Hornbys Passage has for some 15 years been protected by locked and key-coded gates. This in turn maintains the security of Stonegate Court. On the rare occasions when the key-code has failed, the area has immediately attracted vagrants and drinkers, along with foul language and anti-social behaviour (the York Bid Street Rangers and the police were involved on these occasions). This security would be severely compromised by people being able to access the rear of the complex on a daily basis. Even more concerning, Unit 4 Hornbys Passage is directly next to the door which gives access to the Stonegate Court bin store. If this door were ever to be left open, the whole complex would be accessible to intruders.

Fire risk: The enclosed narrow passage into Stonegate is also the designated fire escape for all of the Stonegate Court apartments and for New Look. The narrow exit would invariably be blocked by drinkers and smokers standing outside Unit 4, and would render our fire escape unusable.

In addition, Hornbys Passage also serves as a fire escape for the Ye Old Starre Inn on Stonegate. This development would present a risk to their customers and staff, too.

It is, moreover, worth noting that Hornbys Passage is the only way in which the refuse collectors can access to Stonegate Court in order to empty our industrial-sized bins.

The Prevention of Crime and Disorder / Public Nuisance

It goes without saying that late-night drinking venues invariably lead to crime (viz. the number of broken windows and damage to property

following 'nights out'), disorder (viz. fights), and public nuisance (viz. urinating and defaecating in public, vomiting on pavements).

This in turn is a risk to Public Safety. Stonegate Court already has a problem with rough sleepers by the main entrance (whom several residents and the complex's cleaners find intimidating); this kind of encounter would be even worse in a small, dark, enclosed passageway.

Stonegate Court is a mixed community of hard-working younger residents and retired or semi-retired people. A small number of the properties are used as holiday lets by individuals who also play a full and active role in the community and some of whom will themselves live there in due course. We have chosen Stonegate Court because we feel safe and secure here. Many of us have grandchildren who visit overnight.

York is not just a city for late-night drinking and clubbing. Many of us are actively involved in the city's cultural and religious institutions (Friends of York Minster, the Bibliographical Society, St Wilfrid's to name just a few). There is already a risk that the centre of York could become a no-go zone for 'ordinary' people - which would, obviously, be a very bad thing for the future of the city as a whole.

We could not object more strongly to this proposal, and trust that York Council will agree that it should not be permitted.

Yours sincerely,

On behalf of:

1 (Flat 2)

1 (Flat 2)

1 (Flat 3)

1 (Flat 4)

1 (Flat 6)

1 (Flat 6)

1 (Flat 7)

1 (Flat 8)

(Flat 9)

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