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Annex 4

From: [REDACTED]
Sent: 21 March 2022 13:56
To: licensing@york.gov.uk
Subject: Clifton Bridge Hotel 23 Water End, Clifton

Categories:

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,

I am writing to object to the application for a license for Clifton Bridge Hotel. My concerns are many but I am particularly concerned that this establishment has already been the scene of public disorder without a license. If a license is granted I am concerned that there would be further, and possibly increased, disorder.

In addition, Westminster Road and Water End are residential streets where there are many young families with children and elderly residents. Many of the residents and visitors to Homestead Park would need to walk past the premises and the driveway which is very close to a busy junction. In short, I feel the position of the premises is dangerously situated.

The risk of noise and disturbance on a quiet residential street would be an issue if the license for alcohol is granted.
Yours faithfully,

Westminster Road

2

From:
Sent: 28 March 2022 11:23
To: licensing@york.gov.uk
Subject: Re: Representation Clifton Bridge Hotel

Categories:

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.

Thank you. I have already witnessed a number of fights and drunken and aggressive behaviour – at various times of the day and night – involving people coming into and out of the hotel. I am really concerned that an alcohol licence until 11pm would make this situation worse – if there were heavier alcohol consumption amongst hotel residents, there is likely to be an increase in anti-social behaviour and a resulting impact on crime and disorder in the immediate residential area. A number of hotel residents have approached me in an aggressive manner in recent years during the day time, and I am also concerned for the safety of my son and other children in the area if the hotel were to become a place for day-time and night-time drinking.

Best regards,

On 23 Mar 2022, at 10:42, licensing@york.gov.uk wrote:

Dear

Thank you for your email. Please can you provide a bit more detail as to why you object to the licence application paying particular attention the licensing objectives stated in the attached guide.

Many thanks

Licensing Team

City of York Council | Public Protection

Hazel Court Eco Depot, James Street, York, YO10 3DS

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

<image001.png>

-----Original Message-----

Sent: 22 March 2022 17:44

To: licensing@york.gov.uk

Subject: Alcohol licence for Clifton Bridge 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.

I wanted to write to register my concern about the application for an alcohol licence until 11pm for Clifton Bridge Hotel.

I have already witnessed a number of fights and drunken and aggressive behaviour outside the hotel, and a late alcohol licence would undoubtedly make this much worse, particularly in what is otherwise a quiet residential road with a lot of young families.

I would like to strongly object to this application.

Best regards,

(Westminster Road)

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<Representations - Guidance.doc>

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From:
Sent: 05 April 2022 12:28
To: licensing@york.gov.uk
Subject: Representations regarding the application by Clifton Bridge Hotel 23 Water End York YO30 6LL for late night sale by retail of alcohol
Attachments: Objection0422.docx

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/Madam,
Please find attached our representations regarding the application by Clifton Bridge Hotel 23 Water End YO30 6LL for the late night sale of alcohol.

Yours faithfully

Water End
YO30 6LL



This email has been checked for viruses by Avast antivirus software.
www.avast.com

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Clifton Bridge Hotel 23 Water End YO30 6LL

Dear Sir/Madam

We wish to make the following considerations relating to the application for 'late night sale by retail of alcohol' licencing activities by the above hotel on grounds of the potential for public nuisance, public safety, and noise issues.

The hotel is situated in a prominent position on an extremely busy corner of two main roads, Water End and Westminster Road where all of the housing is of a residential nature. It has very limited parking and at present guests sometimes have to park on Westminster Road. The hotel has recently undergone a refurbishment with particular emphasis on the outside areas.

Our considerations relate to the potential for antisocial behaviour, excessive noise and public safety, around and outside of the hotel.

It is not clear in the application whether vertical drinking, with or without food, by hotel guests and/or members of the public would be allowed.

Should vertical drinking be allowed by members of the public, there is a concern regarding the numbers of people present, and drinking spreading onto both Water End and Westminster Road causing public nuisance, public safety and noise issues.

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From: n>
Sent: 10 April 2022 16:51
To: licensing@york.gov.uk
Subject: Application for an alcohol license - Clifton Bridge 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 licensing office

I understand that Clifton Bridge Hotel are reapplying for an alcohol license, and one that extends to 11.0pm.

The Clifton Bridge Hotel sits at the top of Westminster Road, which, as you know, is a totally residential street and one in a residential area.

The Hotel bar is likely to attract non-residents, with non-permit parking available in Westminster Road after 6.0pm. In addition to the risk of noise and antisocial behaviour from late night drinkers coming to and leaving the hotel, I am concerned about the risks to those who go to drink at the hotel - potentially having been drinking at bars and pubs in the city centre. There is an open stretch of river very close by - with no protection or lighting. Late night drinkers have drowned in the Ouse in central York as you know - and the causeway from Water End runs down to river at a point that is much less clearly marked and lit. Both north and south of the Water End area of Clifton Bridge.

I do hope that your Committee will agree that York is already very well-served by bars serving alcohol late into the night and early morning. And does not need another in a residential area by a treacherous stretch of river.

Many thanks for your consideration

Westminster Road

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**CYC Licensing Act 2003
Notice of Application for the Grant of a Premises License:
Supply of Alcohol (on sales)
Monday to Sunday, 12.00-23.00**

**Applicant: Clifton Bridge Hotel Ltd.
Address: 23 Water End, Clifton, York YO306LL**

Water End, York YO30 6LL

8 April, 2022

To: The Chairman and members of the Committee considering the above Application

Dear Chair and Members,

As an immediate neighbour of the above premises, the attached representation details my considered comments and concerns which I hope will be taken into account when this application is considered.

Overall, from the information available, the proposals represent a fundamental change in status of the Hotel from an "unpretentious guesthouse" ('Clifton Bridge Guesthouse' as advertised on the Net 15.11.21) into an establishment offering some Public House facilities, notorious for public nuisance and often requiring intervention. Such a changed Establishment would be detrimental to the surrounding Community and out of keeping with this Residential Area, creating risks to public safety and threat to health and well-being, particularly that of children (see pages 1 and 2).

For these reasons, together with the potential negative impact of environmental pollution created, I feel I must object to this Application, in that No. 23 Water End would be an inappropriate location for such a changed Establishment.

Yours sincerely,

Issues of Traffic/Parking

(Public Safety; Harm to children)

The Clifton Bridge Hotel is a Commercial Residential Property located within a close-knit Community in a Residential Area. My first thoughts on the Application are of the substantial increase in traffic that would be created at this busy and dangerous junction were alcohol to become available for consumption on site. Secondly, where could the additional engendered vehicles be parked in this congested area? The Hotel has extremely limited parking facility for the size of the hotel and number of residents it can cater for; a severe, recurring problem over many years.

The proposed changes would exacerbate current congestion not only around the Hotel and around the junction but down Westminster Road, adding to on-going problems with traffic/parking and the hazard they pose, particularly to children. An increase in heavy goods vehicles would be inevitable with deliveries, not only of alcohol but for staffing and other additional daily servicing requirements and waste products. The Hotel's Commercial Waste Bin, seemingly parked permanently on Westminster Road, contributes to congestion and poses problems of safety to road users. No previous owner in 50+ years has disregarded public safety thus. It only needs some reveller to give it a push and it would be on it's way down the incline across the busy Water End.

Supply of Alcohol 'on sales'

(Public Nuisance; Prevention of Crime & Disorder)

This could result in the very long and wide terrace (running across the frontage of the Hotel along Water End and extending along the Westminster Road side of the Hotel) used as a drinking place from lunch time until verging on midnight. Alcohol consumption is notorious for the creation of anti-social behaviours, thoughtlessness, noise and nuisance. This type of Establishment has a history of boisterous and rowdy participants with potential for revellers to impact on a hard-pressed police force.

Opening Hours. Monday to Sunday: Midday to 23.00 hrs

(Public Nuisance; Harm to Children)

It is questionable whether the inevitable increase in public nuisance from lunch time until eleven o'clock at night every day for seven days a week could ever be acceptable in a Residential Area within yards of homes, many with children whose health and well being could be truly harmed by sleep disruption. Not only would there be increased coming and going of heavy traffic and other vehicles (as above) but also the imposition of boisterous chatter of groups such as Stag and Hen parties, particularly after late night alcohol. The impact of the fall-out of the proposed changes could be nightmare scenario for this Residential Community.

P.T.O.

Environmental noise pollution

Relevant to the Application, residents in this vicinity are well aware that Music played outdoors (recorded or live, licensed or unlicensed) can prove to be a most negative intrusion, detrimental to health and mental well being. With the proposed changes there is potential for 'Entertainment, including Music and Dancing outdoors', also the 'Serving of hot food and drink between 11pm and 5 am' to be applied for by Temporary Event Notices unless exclusion were to be an embedded condition of any License. We hope we can rely on CYC to ensure that such an intolerable situation could never be experienced in this Residential Area either from the current proposed changes, nor future ones.

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From: Margaret Wells
Sent: 13 April 2022 15:26
To: licensing@york.gov.uk
Cc: Cllr. D. Myers
Subject: Objection to 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.

Dear Licensing

Re: Clifton Bridge Hotel Ltd, 23 Water End, Clifton, York YO30 6LL

We have looked at the changes made to the original application but are not convinced these are enough to allay the concerns of Clifton residents and do not believe the potential increase in anti-social behaviour has been fully considered.

We would, therefore, like to formally object to the application for a licence for the supply of alcohol for Clifton Bridge Hotel Ltd. The basis of our opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour

The Hotel is situated in a residential area

Neighbouring residents continue to express concerns about the current level of noise and disturbance coming from the Hotel and remain extremely worried about the impact if the property were to be granted a licence which would allow people to drink there from noon to 11pm. They are concerned that people will be leaving the hotel around midnight. Many of the houses by Clifton Green do not have gardens and so they are concerned that this would cause a huge disturbance.

We regularly speak to the Police and are aware that several incidents reported at the Hotel have resulted in Police involvement. The residents are concerned that the granting of a licence will increase the need for Police involvement in Clifton.

We also have concerns about the sale of alcohol so close to the river. There is a riverside walk into the City centre, nearby which has little lighting and does not have the same protection as drinking establishments in the City Centre.

Yours faithfully

Margaret Wells and Danny Myers
Councillors for Clifton

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From:
Sent: 13 April 2022 20:51
To: licensing@york.gov.uk
Subject: Objection - Westminster road

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 licencing team,
>
>
> I would like to formally object to the alcohol licence that has been applied for by the Clifton Bridge Hotel (23 Water End, YO30 6LL), until recently named Clifton Bridge Guest House. As a nearby neighbour (Westminster Road) I am aware that there are often occasions when there are excessive levels of noise that comes from the Hotel and its residents, typically late at night, and that in the last few years the Police have attended on a number of occasions.
>
>
> As a result I am incredibly worried about escalations to the level of anti-social behaviour, and the subsequent need for more police attendance. I consider the potential for the Hotel to be selling alcohol until 11pm every night of the week for on and off sales to be completely inappropriate given the residential nature of its surroundings. Westminster Road, where the main entrance to the hotel is situated, is otherwise a very quiet road every evening. From a personal perspective as the parent of a very young child, the prospect of alcohol being consumed until 11pm each evening in an otherwise quiet neighbourhood horrifies me.
>

8

From:
Sent: 13 April 2022 17:49
To: licensing@york.gov.uk
Subject: Clifton Bridge Hotel alcohol licence 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.

Dear licencing team,

I would like to formally object to the alcohol licence that has been applied for by the Clifton Bridge Hotel (23 Water End, YO30 6LL) until recently named Clifton Bridge Guest House, dated 17/03/2022. As a direct neighbour (Westminster Road) I am aware that there are often occasions when there are excessive levels of noise that comes from the Hotel and its residents, typically late at night, and that in the last few years the Police have attended on a number of occasions.

As a result I am incredibly worried about escalations to the level of anti-social behaviour, and the subsequent need for more police attendance. I consider the potential for the Hotel to be selling alcohol until 11pm every night of the week to be completely inappropriate given the residential nature of its surroundings. Westminster Road, where the main entrance to the hotel is situated, is otherwise a very quiet road every evening. From a personal perspective as the parent of two young children and married to a doctor who commutes to Hull Royal Infirmary, the prospect of alcohol being consumed until 11pm each evening in an otherwise quiet neighbourhood troubles me.

Therefore, I object to this application on the grounds of prevention of crime and disorder, and the prevention of public nuisance.

On a more practical basis I am aware that the person named as the 'premises supervisor' on the application (Daniel Ferraioli) is not, to my understanding the person in charge of the day to day running of the business (the owner Arthur Ferraioli). I would therefore seek assurances from the applicant and Council that the named premises supervisor is aware of the relevant requirements as laid out in the Governments Alcohol Licencing Guidance (<https://www.gov.uk/guidance/alcohol-licensing#designated-premises-supervisors>).

Kind regards,

Westminster Road, YO30 6LZ)



From: licensing@york.gov.uk
Sent: 14 April 2022 16:24
To:
Subject: FW: Objection to application of alcohol licence

FYI

From: [REDACTED]
Sent: 14 April 2022 15:46
To: licensing@york.gov.uk
Subject: Objection to application of alcohol licence

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 licensing team

I would like to formally object to the alcohol licence that has been applied for by the Clifton Bridge Hotel (23 Water End, YO30 6LL).

I am aware that there have already been occasions of excessive noise that comes from the Hotel and it's residents, typically late at night, and the Police have attended on a number of occasions.

I, and other neighbours, are concerned about escalating levels of anti-social behaviour, and the subsequent need for more Police attendance. I consider the issuing of a licence enabling the Hotel to sell alcohol every night of the week to 11pm inappropriate given the residential nature of the environment in which it's situated. The neighbourhood is otherwise a very quiet road. As a parent of a young child, this potential rise of anti-social behaviour, drain on Police resources, really concerns me.

I therefore object to this application on the grounds of prevention of crime and disorder, and on prevention of public nuisance.

Yours,

Westminster Road

Sent from my iPhone

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From: k>
Sent: 14 April 2022 19:58
To: licensing@york.gov.uk
Cc:
Subject: Representation for the application for a premises licence for Clifton Bridge 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.

I live in Westminster Road in close proximity to the premises and would like to make the following representation objecting to this application on the grounds of the prevention of public nuisance licensing objective.

The application is to license the premises for the on and off sale of alcohol between 12 noon to 22:30, with a closing time of 23:00, seven days a week in a quiet residential area.

The application includes a large external area which will result in raised voices and other drink related noisy behaviour and will introduce a noise nuisance into an otherwise quiet residential road.

As it stands, the application would enable vertical drinking indoors and in the external area. The application would also allow a bar in the outside area. This would be likely to increase the flow of alcohol and the amount of noise generated.

Although the provision of entertainment has not been applied for, it is noted that if the licence is granted there will be nothing to prevent the playing of live or recorded music on the premises, including the outside area, until 23:00 daily as this is de-regulated prior to 23:00.

The introduction of licensed premises into our residential road will involve individuals leaving the premises until late at night under the influence of alcohol and there will be noise from customers' taxis and from increased footfall.

This will introduce, dramatically, levels of noise and disturbance which currently do not occur in Westminster Road. The granting of the application will inevitably result in public nuisance and will have a material and negative impact on residents.

Whilst the application indicates that the premises will operate as a hotel and restaurant, the applicant has not offered conditions sufficiently tailored to a restaurant operation, including alcohol ancillary to food and number of table covers. Nor are sufficient conditions offered as part of the application to prevent noise disturbance. If a licence is granted, suitable conditions are requested to prevent the introduction of a public nuisance into an otherwise quiet, highly residential setting. I therefore request that consideration is given to adding the following conditions to a licence, if granted:

1. The premises shall operate predominantly as a hotel with ancillary restaurant. It shall not operate as a bar or nightclub or vertical drinking establishment.

2. The sale and supply of alcohol in all parts of the premises shall be by waiter or waitress service only, served only to a person seated and bona fide taking a substantial table meal there and for consumption by

such a person as ancillary to their meal. Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.

3. There shall be no more than [20] seats provided for customer use in the outside area of the premises. There shall be seating for not fewer than [] customers in the indoor seating areas shown on the floor plan.

4. There shall be no vertical drinking on the premises.

5. The outside area shall be closed and cleared of customers by 21:00 daily.

6. All windows and external doors shall be kept closed between during opening hours, except for the immediate access and egress of persons.

7. The premises licence holder shall ensure that any customers smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the pavement.

8. A direct telephone number for the manager of the premises shall be publicly available at all times the premises are open. This telephone number is to be made available to residents in the vicinity.

9. Alcoholic drinks purchased on the premises may only be taken off the premises in sealed containers. No drinks or drinking glasses shall be taken out of the licensed area onto the pavement or highway.

Yours sincerely,

Westminster Road

York

YO30 6LY

11

From:
Sent: 14 April 2022 14:23
To: licensing@york.gov.uk
Subject: RE: License for Clifton Bridge 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 Licensing Officer

I understand that the hotel has revised the details of the application to be a residents/diners only alcohol license. Whilst this is an improvement, it is still a problem in a highly residential area and the details listed below, still apply. I am also really concerned that a successful application for this limited license may result in a change to a full license in the future.

I own and live in the property adjoining the applicant, my address is ' ' Water End, Clifton York YO30 6LL.

The recent erection of a new, covered seating area, which I was not informed of, has also now provided an open facing side towards my property. Anyone sitting in the outside area would be exceptionally close and "peering" onto my property which would compromise my privacy and security.

I would point out reasons why this application is not acceptable :-

- There is also the potential for a resident's group of stag or hen parties which are a huge problem in the city centre. Staying just outside of the city, within walking distance, would cause massive disruption to a quiet, residential area.
- There is limited parking onsite and all of these areas around the property are residents only parking, entrances to residents driveways and on the corner of an extremely busy main road (The three services have to drive extremely fast to attend to their jobs along this main highway) and this would be a nightmare for them and not acceptable on a corner such as this.
- As you are aware, this is a fully residential area and would be highly disruptive to all residents.
- This is a community of families with small children, I have a 1 year old granddaughter who stays here on a weekly basis and the potential for noise and, shall we say, boisterous patrons leaving late at night, would be very disruptive to families living locally and my family in particular. The potential for public nuisance is very real and unacceptable. Doors slamming, cabs, taxis and ubers delivering and collecting patrons would significantly increase noise pollution all day long.
- There is a risk to children in the area with potential numbers of inebriated patrons leaving the "Pub", and walking down the residential Westminster Road or Water End area. We all know that drink increases the boisterous nature of people and, if this is during the day, children could be out playing in the area and could be at risk. More Police presence springs to mind and therefore causing more disruption.
- The potential for drinking glasses, glass bottles, cigarette waste and litter to be dropped in the vicinity and over my garden wall is real and probable.
- None of this takes into account the potential for traffic issues in a purely residential area, with deliveries to the guest house having to park on a very difficult junction, in a residents only parking area. This would be disruptive to the residents of Westminster Road and the traffic on the main Water End road and any adjoining roads.
- Deliveries of beer etc, by very large lorries, on a residential road is both disruptive and dangerous for children in the area.

In conclusion, in so many ways, this application is highly inappropriate for the area in which it is situated.

Please acknowledge receipt of this objection.

1 Water End
Clifton
York YO30 6LL

Sent from [Mail](#) for Windows