



TO COUNCILLOR:

G A Boulter
J K Chohan (Reserve)

H E Darling
J K Ford

And To Whom It May Concern

Notice under regulation 6(1) of the Licensing Act 2003 (Hearings) Regulations 2005 is hereby given of the hearing below to determine the following application under section 35(3) of the Licensing Act 2003.

Hearing: Licensing Sub-Committee
Date & Time: Wednesday, 6 December 2023, 6.00 pm
Venue: Civic Suite, Brocks Hill Council Offices, Washbrook Lane, Oadby, Leicester, LE2 5JJ
Application: Variation of Premises Licence
Licence No: OWPMA0050
Premises: Beaumont House, University of Leicester Halls of Residence, Stoughton Drive South, Oadby, Leicester LE2 2NA
Applicant: University of Leicester (Leicester Services Partnership)
Contact: Democratic Services
t: (0116) 257 2775
e: democratic.services@oadby-wigston.gov.uk

Yours faithfully

Council Offices
Oadby
29 November 2023

David M Gill
Head of Law & Democracy /
Monitoring Officer



Hearing ID: 2675

ITEM NO. NOTIFICATION OF HEARING (UPDATE) PAGE NO'S

4. Application for Variation of Premises Licences 3 - 9
Supplemental Documents Attached

The following supplemental documents are attached:



Postal Address: Brocks Hill Council Offices, Washbrook Lane, Oadby, Leicester, LE2 5JJ

Refuse & Recycling Centre: The Depot, Wigston Road, Oadby, Leicester, LE2 5JE

Telephone: (0116) 288 8961 **Email:** customer.services@oadby-wigston.gov.uk



oadby-wigston.gov.uk

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OadbyWigstonBC



@Oadby_Wigston

9. Appendix 8 – Further Representations from Members of the Public

Access all available public meeting information, documents and live broadcasts on:



Our **website** at **oadby-wigston.gov.uk/meetings**



Our **Civico** platform at **civico.net/oadby-wigston**



Your **smart device** using the **Modern.Gov** app

**1 Eynsford Close
Leicester
LE2 2LN**

Licensing Department
Oadby & Wigston Borough Council
Brocks Hill Council Offices
Washbrook Lane
OADBY
LE2 5JJ

5th October 2023

Dear Madam or Sir,

**Representation against an Application to Vary a Premises Licence
submitted by University [sic] of Leicester – Leicester Services Partnership, 7/8/2023**

Thank you for your email of the 28th September, with its attachment containing Jon Wells's list of conditions to be placed upon the proposed licence. We are grateful to the Council for its work on behalf of the local residents, and the conditions listed by Jon Wells go some way towards answering the concerns that we set out in our original representation, dated 2nd September. However, there are some important areas where we would appreciate some clarification, as follows. For the avoidance of doubt, we can confirm that at the current time we are **NOT** able to withdraw our representation.

1. **Jon Wells's third paragraph** (*'I am aware ... upon the new licence'*) does not make clear what the status is of the conditions that he lists: is he simply recommending their inclusion in a revised licence, or is he insisting on their inclusion? Either way, have they been accepted by the University? The insertion of a few words in that third paragraph would be helpful (ideally along the lines of *'I am aware that representations have been made, and the University has agreed that the following conditions should be placed upon the new licence'*).
2. Re. **Jon Wells's Condition 2**, we would hope that the University would be willing to negotiate a lower figure than 1,000, which we and other local residents continue to think is unacceptably high. We feel that the current limit of 500 is perfectly adequate to fill the available space in the gardens and don't understand why a larger number should be necessary with its implications for disturbance and parking.
3. **Condition 5** stipulates that the University should provide off-site parking, which is very welcome. In order to maximise its uptake, and to minimise the disturbance caused to local residents, will it be possible to restrict parking on Glebe Road during licensed events, as mentioned in the third suggested remedy in our representation?
4. **Condition 4** states that speakers will be pointed away from residential dwellings. We will be interested to learn how this can be achieved in practice if they have to be pointed away from all of Glebe Road and Knighton Grange Road (and Hastings House after the proposed sale of the property).

5. The insistence on noise monitoring in **Condition 7** is also very welcome. But what will count as a '*noise sensitive property*': will all the local private dwellings be included in that category? Also, please could you give us further details of how the monitoring will work in practice (e.g. who will carry it out, at what locations, and how frequently during the event)? As a further safeguard, would it also be possible to require the imposition of output restrictions on the amplifiers?
6. Also re. **Condition 7**, we feel that if amplified music is used, even with monitoring at the perimeters, low level frequencies potentially remain a severe problem over a wide area. Is there any way that these can be restricted?
7. We are concerned that the list of conditions does not mention the number of days per year on which events could be held, as per the first suggested remedy in our representation. As it stands, events will be permitted on 365 days a year. If, as we assume, the University does not intend to get anywhere near this number, the explicit inclusion in the licence of a more realistic, and significantly reduced, figure would go a long way towards reassuring local residents. Do you think that this might be possible?
8. Will alcohol sales be restricted to those attending events in Beaumont House and the Gardens, as requested in the fourth remedy in our representation?

As a result of these concerns, we would request that the licensing team and the EHO continue their negotiations with the University on our behalf, with a view to placing further conditions on the licence. We would hope that such a revised licence would allow us to withdraw our representation, which meanwhile remains active. We thank you again for your work thus far, and look forward to hearing from you again at your convenience.

Yours,

(Dr) Tim Hobbs
(Mrs) Gail Hobbs

Samuel Ball

Subject: FW: Objection to Proposed Licence

From: [REDACTED]
Sent: Monday, October 9, 2023 10:25 AM
To: Tracey Aldwinckle <Tracey.Aldwinckle@oadby-wigston.gov.uk>
Cc: Licensing <Licensing@oadby-wigston.gov.uk>
Subject: RE: Objection to Proposed Licence

Dear Tracey,

Thank you for your email reply and for sending over the attachments.

However, this email is to confirm that we are **not** withdrawing our objection.

Whilst we appreciate any work carried out by the Environmental Health Team, we still have numerous concerns and reservations regarding the license application submitted by the University of Leicester for outdoor events near our residential area despite the Agreement with the Council's Environmental Health Officer. The conditions as recommended by the EHO do not address our concerns fully and do not guard against public nuisance to us and to other residents on Glebe Road and any other affected roads. For these unaddressed concerns, we cannot accept your terms and we are thereby informing you that we are **not** withdrawing our objection.

We would also like to point out that to date we have not been approached by the University, nor have we been included in any negotiations. We would have appreciated a meeting with the EHO prior to him meeting with the University so that our collective views were represented and negotiated.

We therefore kindly request a meeting with Licensing and EHO in order for us to explain our concerns and gain assistance in terms of mediation with the University.

Please be informed we may ask for professional assistance and representation to help deal with the matter from our end.

We would be grateful if you could please acknowledge receipt of this email.

Kind regards,

Mr & Mrs Chaudhuri

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From: [REDACTED]
Sent: Tuesday, August 29, 2023 1:45 PM
To: Licensing <Licensing@oadby-wigston.gov.uk>
Subject: Objection to Proposed Licence

To whom it may concern,

Please find our formal objection attached as well as written below. We would be grateful for confirmation that this objection has been received and will be recorded accordingly.

We: Mr P R Chaudhuri & Mrs C R Chaudhuri

of: 'Glebe House' No. 7, Glebe Road, Oadby, Leicester, LE2 2LD
WISH TO FILE OUR OBJECTION TO THE FOLLOWING APPLICATION:

LICENSING ACT 2003
PUBLIC NOTICE OF AN APPLICATION TO VARY A PREMISES LICENCE

Name of Applicant: University of Leicester – Leicester Services Partnership
Registered Postal Address of Premises: Percy Gee Building, University of
Leicester, University Road, Leicester LE1 7RH
Postal Address of Premises:

- Beaumont House, University of Leicester Hall of Residence, Stoughton
Drive South, Oadby Leicester LE2 2NA

- AND

- University of Leicester Botanical Gardens, Glebe Road Leicester LE2
Details of Application:

- A licensable activities to be on and off Premises. Monday to Sunday for:-
Performance of Dance, Plays and Live Music. Provisions of anything of a
similar description to live music, recorded music, or performances of
Dance. Exhibition of film, Recorded music. From 11.00am to 00.00
Midnight

- Late Night refreshment from 23.00 to 00:00

- Sale of Alcohol from 11:00 to 23:00

We reside at 7 Glebe Road, Leicester, LE2 2LD which is situated directly opposite the
Botanical Gardens. Our property is approximately 15 metres away from the boundary of
the gardens. We strongly object to this application which directly impacts us and all the
residents living on Glebe Road.

It appears that there has been no consideration or thought given to the fact the
proposed licenced premises sits in the middle of a residential area.
Glebe Road is designated as a conservation area by Oadby and Wigston Borough
Council. In Oadby and Wigston Borough council's own Supplementary Planning
Document for conservation areas, it is stated (9.16) that proposals for drinking
establishments should demonstrate "that there will be no harm to residential amenity or
local environmental quality as a result of smells, noise, increased late-night activity and
disturbance, or increased parking and traffic." This variation of licence to the proposed

hours would clearly not meet these criteria.

Any loud noise will have a detrimental impact on our health and well-being. The proposed timings of "Dance, Plays and Live Music including anything of a similar description to live music, recorded music, or performances of Dance...Exhibition of film, recorded music" until midnight are completely unreasonable in a residential area. We find it hard to believe that the application is for 7 days a week, 365 days a year. There are now countless studies showing the strong correlation between the reduction in sleep and the increase in all-cause mortality. Many of the residents on the road including ourselves are working professionals and this will absolutely have a detrimental impact on our sleep, health and well-being. Music and other forms of noise should stop long before midnight with strict limits on the levels of noise permitted during the day. 11pm is far too late for alcohol sales. Why does the sale of alcohol need to last for 12 hours per day? If alcohol is to be permitted to be served, it should surely stop long before 11pm. There have recently been alcohol related incidents which resulted in vandalism and damage to multiple properties on Glebe Road including to listed buildings. These incidents have been officially recorded by the police. Oadby currently has 20 Listed Buildings - 40% of which are situated on Glebe Road and Stoughton Drive South alone. According to Oadby and Wigston Borough council's website "Listed Buildings are those that are deemed to be of historical importance and enable acknowledgement and understanding of our shared history." We know that on Glebe Road, huge care is taken by the owners of these Grade II listed homes to preserve their original features and character. Should the sale of late-night alcohol be permitted, further vandalism and damage to these properties and others would inevitably occur. This simply must not be allowed to happen.

The whole ethos of the Botanical gardens is for research, education, conservation and amenity which is pledged by The University of Leicester. There are workshops, children programmes and memorial benches as well as trees, plants and benches placed within the gardens with the trust that they remain in the Botanical Gardens as they are. We strongly believe that this application to vary the licence is wholly inappropriate and goes against the Botanical Gardens' intended purpose.

For all of the reasons provided, we strongly oppose the application and very much hope that it is rejected entirely.

Sincerely,

Mr P R Chaudhuri & Mrs C R Chaudhuri
7 Glebe Road
Leicester
LE2 2LD

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Mr Altaf Gaffar & Family
9 Glebe Road, Oadby, Leicester
LE2 2LD

RE: Strong Objection to Alcohol, Live Music, and Entertainment License Application

Name of Applicant – **University of Leicester – Leicester Services Partnership**

Dear Oadby & Wigston Council,

I am writing to express my utmost concern and strong objection to the recent application for an alcohol license, live music and entertainment at the University Halls of residence in Oadby. As a resident of the neighbourhood for decades and a passionate advocate for the well-being of our community, I firmly believe that granting such a license would have severe negative consequences, particularly for young children and elderly individuals.

The potential effects of an alcohol license and music license on the neighbourhood cannot be understated. One of the primary concerns is the disturbance caused by noise and sleep disruption. In my house I have my elderly mother who is 85 years old as well as very young grandchildren and a daughter who works for the NHS and needs to wake up very early for her shifts. Alcohol consumption and loud music also leads to rowdy behaviour, loud conversations, and increased socialization, which can result in a significant increase in noise levels during late hours. This disturbance would directly impact the quality of life for young children and elderly residents who rely on a peaceful environment for their well-being and restful sleep.

Furthermore, the introduction of alcohol sales in very close proximity to our community raises serious concerns about crime and disorder. Alcohol-related incidents, such as public intoxication, fights, and vandalism, are more likely to occur when alcohol is readily available. These incidents not only pose a direct threat to the safety of our neighbourhood but also create an atmosphere of fear and unease among residents, particularly the vulnerable members of our community.

It is crucial to consider the potential long-term consequences of granting an alcohol and music license. The negative impact on the reputation of University of Leicester cannot be overlooked. Families with young children and elderly individuals seeking a peaceful and secure environment may be deterred from choosing University of Leicester as a place of residence for their children. This could have a detrimental effect on the overall desirability and attractiveness of the university halls, ultimately affecting its reputation and enrolment numbers.

In light of these concerns, I implore you to reconsider the application for an alcohol license at University of Leicester Halls Oadby. Instead, I urge you to prioritize the well-being and safety of the community, particularly young children, and elderly residents. By maintaining an alcohol-free environment, University of Leicester can continue to foster a sense of security, tranquillity, and inclusivity that benefits all residents and upholds the values of our

community.

Thank you for your attention to this matter. I trust that you will carefully consider the potential negative impacts of granting an alcohol license and make a decision that reflects the best interests of the community.

Yours sincerely,

Mr Altaf Gaffar & Family