

From: Licensing (HAR)
Sent: Fri, 3 Nov 2023 08:32:23 +0000
To: [REDACTED]
Cc: Licensing (HAR)
Subject: IP no.3 Representation - (our ref C23/01139/LAPREM)

Good morning,

**Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate,
Hambleton Grove, Knaresborough
North Yorkshire
HG5 0DB**

**PREMISES LICENCE APPLICATION
LICENSING ACT 2003**



Please find below a representation raised by an interested party in respect of the above application.

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Kind regards

Freja Lythgow
Technical Support Officer
Licensing
Regulatory Services (Harrogate Area)
North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

 **Tel:** 0300 131 2 131
 **E-mail:** Freja.Lythgow@northyorks.gov.uk

 **Website: www.harrogate.gov.uk**

 **Web: www.northyorks.gov.uk**



From: *PERSONAL INFO REMOVED*

Sent: 29 October 2023 13:38

To: Licensing (HAR) <licensing.har@northyorks.gov.uk>

Subject: Application to sell alcohol - Hambleton Grove

Good afternoon

I wish to object strongly to the proposal for a premises on Hambleton Grove to be granted an alcohol license.

This is a residential area - the gardens of Kensington Court back onto the industrial estate, whilst the area adjacent to it on the playing fields side (Hambleton Park View) has also been earmarked for residential development. Other tap rooms in the area are not in residential areas, namely Rooster's Taproom at Hornbeam Park, Turning Point at Grimbald Park and Harrogate Brewery at Hookstone Chase. These are all in areas of light industry, and are not mere metres from people's homes. I fear that the use of the name 'Hambleton Grove Industrial Estate' in the application may have misled the applicants to believe that Hambleton Grove is not a residential area. It is!

Given that this is a residential area, it is highly inappropriate that residents should have to tolerate noise from a pub between midday and 10pm 7 days a week. If last orders are called at 10, it is reasonable to expect that users and staff would be on-site until 11pm. This is unacceptable, given the number of homes adjoining the site ***Personal Info Removed***, where we are used to hearing drunken people returning from a night out in town. It is not just noise at the site which will be an issue; it will have a knock-on effect on all the surrounding homes as people leave the site.

Given that this is a residential area, parking is at a premium. Residents are currently opposing any attempts to remove parking spaces. If users of the pub/taproom park on Hambleton Grove this will compound the problem of insufficient parking spaces, seen particularly at school pick up times and when events are being held at St John's Primary School, as they regularly are. (I know of at least one music group and one exercise class that use the school weekly in the evenings.) The estate itself has numerous daily deliveries from HGVs; it is hard to see how these could be accommodated alongside the parking of cars, not to mention the potential risk to pedestrians using the site.

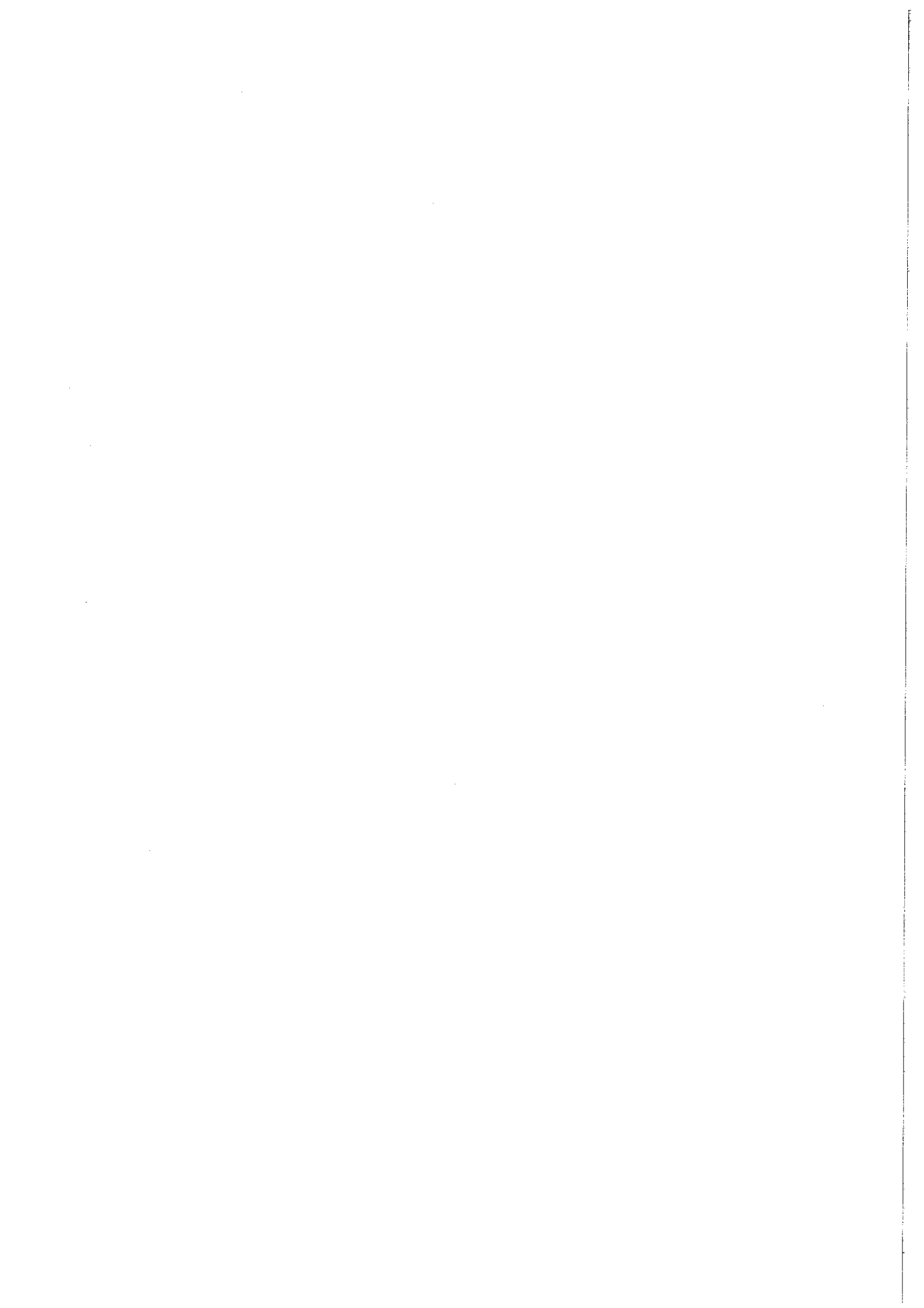
Given that this is a residential area, attempts are also underway to limit the use of HGVs on Hambleton Grove. Any prospective tenant for the site would need to be made aware of this. Are the prospective owners of the business aware of this?

In addition to being residential, this area is also home to a primary school and a care home. The school uses the playing fields adjoining Hambleton Terrace and the children need to walk there to and from the school. I feel that vulnerable elderly people and children should not have to deal with an increase in traffic and drunken behaviour that a pub/tap room would bring to the area.

I am not opposed to the consumption of alcohol, and have enjoyed visits to the tap rooms at Hornbeam Park and Grimbald Park in Knaresborough. However, I do not believe that Hambleton Grove is an appropriate location for such a venture. I strongly oppose this application for a license to sell alcohol.

Yours

PERSONAL INFO REMOVED



From: Licensing (HAR)
Sent: Fri, 3 Nov 2023 08:44:12 +0000
To: [REDACTED]
Cc: Licensing (HAR)
Subject: IP no.4 Representation - (our ref C23/01139/LAPREM)

Good morning,

**Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate,
Hambleton Grove, Knaresborough
North Yorkshire
HG5 0DB**

**PREMISES LICENCE APPLICATION
LICENSING ACT 2003**

Please find below a representation raised by an interested party in respect of the above application.


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Should you have any questions or require clarification on any particular point please do not hesitate to contact the Licensing Team.

Kind regards

Freja Lythgow
Technical Support Officer
Licensing
Regulatory Services (Harrogate Area)
North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

 **Tel: 0300 131 2 131**

 **E-mail: Freja.Lythgow@northyorks.gov.uk**

 **Website: www.harrogate.gov.uk**

 **Web: www.northyorks.gov.uk**



From: *personal info removed*

Sent: 30 October 2023 10:11

To: Licensing (HAR) <licensing.har@northyorks.gov.uk>

Subject: Application for Licensed Premises on Hambleton Grove Industrial Estate, unit 5B

Good Morning,

I wish to represent concerns about the granting of this license.

On the grounds of Public Safety, there is not safe access for the public, especially pedestrians but cars too, to this unit. The designated pathway to the unit is frequently, daily and hourly compromised by both forklift and articulated lorry use. The unit itself is immediately adjacent to a HGV turning circle not adequate for purpose so that anyone entering or exiting the unit is at extreme risk of injury or death. The unit itself has had to be repaired because of HGV damage to it. All of these risks will be exacerbated by alcohol consumption. Photographs of these issues can be provided, in deed have been provided to various departments of NYC and local elected representatives, at least one of whom has already said this application is unsuitable (email can be provided).

Also on the grounds of public safety, the unit is adjacent to an abandoned building site, not securely fenced off, with steep drops and liable to flooding and deep water. An inebriated person could easily fall, be hurt, or even drowned. Photographs of these issues can be provided.

On the grounds of the protection of children from harm, Unit 5B looks directly out onto a primary school field. Children on the field should not be exposed to inebriated people.

On the grounds of the prevention of public nuisance, access to Unit 5B can only be made via an intensively residential area already acknowledged to have strains upon its roads and paths, you might want to speak with [REDACTED] in your own Highways department about this. The proposed hours go far too late into the nights and there is every chance the business, local residents and thus Environmental Health will be drawn into conflict. Environmental Health holds evidence of the kinds of issues referred to.

I wish this business well, but not this application.

Personal info removed

From: Licensing (HAR)
Sent: Fri, 3 Nov 2023 08:54:39 +0000
To: [REDACTED]
Cc: Licensing (HAR)
Subject: IP no.6 Representation - (our ref C23/01139/LAPREM)

Good Morning,

Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate, Hambleton Grove, Knaresborough
North Yorkshire
HG5 0DB

PREMISES LICENCE APPLICATION
LICENSING ACT 2003

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Kind regards

Freja Lythgow
Technical Support Officer
Licensing
Regulatory Services (Harrogate Area)
North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

H Tel: 0300 131 2 131
0 E-mail: Freja.Lythgow@northyorks.gov.uk
Website: www.harrogate.gov.uk
Web: www.northyorks.gov.uk

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

From: *Personal Info Removed*
Sent: 31 October 2023 18:43
To: Licensing (HAR) <licensing.har@northyorks.gov.uk>
Subject: Joyce brewing co. Licence objection

Hi

Personal Info Removed and wish to object to the above licensing proposal.

This is a highly residential area not suited to a licensed premises to 10pm every night, there are lots of families and young children near a primary school and old peoples home. There are a lot of vulnerable people in this area who need the security of not living near a licensed premises. With alcohol comes anti social behaviour, noise and potentially dangerous and harmful outcomes such as drink driving near a primary school.

The industrial estate as it is, is not in a suitable area, there are a lot of hgv's that enter during extremely precarious times such as school drop off times - there are no restrictions to delivery times. I work in logistics and I organise the deliveries of hgv on a daily basis and I can't believe this area does not have any restrictions. All garden centres in residential areas have restrictions on deliveries so why does this industrial estate not? Having a brewery located here will only result in more hgv traffic at unsuitable hours for the area.

I hope you take the concerns of the local residents into consideration, I appreciate the need for businesses to grow in the current climate but I am sure there are more suitable industrial estates that are more isolated and not surrounded by peoples homes.

Kind regards

Personal Info Removed

Sent from my iPhone

From: Licensing (HAR)
Sent: Fri, 3 Nov 2023 09:09:49 +0000
To: [REDACTED]
Cc: Licensing (HAR)
Subject: IP no.7 Representation - (our ref C23/01139/LAPREM)

Good morning,

**Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate,
Hambleton Grove, Knaresborough
North Yorkshire
HG5 0DB**

**PREMISES LICENCE APPLICATION
LICENSING ACT 2003**



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Kind regards

Freja Lythgow
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North Yorkshire Council
PO Box 787
Harrogate
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 **Tel:** 0300 131 2 131
 **E-mail:** Freja.Lythgow@northyorks.gov.uk

📄 Website: www.harrogate.gov.uk
📄 Web: www.northyorks.gov.uk



From: [REDACTED]
Sent: 31 October 2023 18:31
To: Licensing (HAR) <licensing.har@northyorks.gov.uk>
Subject: Application for premises licence at Hambleton Grove industrial yard

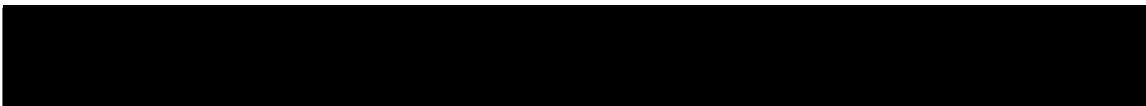
Dear Sir/Madam,

Re: application by Joyce Brewco Ltd, Harrogate Brewing Company, Unit 5B, Hambleton Grove, Industrial Estate, Hambleton Grove, HG5 0DB

I was shocked to hear about this application through a neighbour, and wish to object in the strongest possible terms. ***personal info removed***, which borders this industrial estate. I have on occasion suffered intrusion from the industrial yard, but it has been quieter of late - and is almost always peaceful during evenings and weekends, when this is a very quiet and pleasant residential area.

Granting a licence to a premises serving alcohol through the afternoons and evenings seven days a week represents a material change to the use of this site, and would be highly undesirable in a residential area which contains a primary school and a care home. There would be inevitable disruption from increased vehicle movements (both cars and goods vehicles delivering barrels and brewing associated equipment), as well as drinkers arriving and departing on foot. There would also be drinkers standing outside or nearby smoking, affecting our air quality, and inevitable litter from cigarette butts, as well as the noise and unpleasantness (possibly even vomit) associated with late-evening drinking. ***personal info removed*** which hasn't presented problems until now, but I would envisage this gathering casual drinkers and associated litter if the application went ahead.

There remains an outstanding site for residential development on the other border with the yard - and I fail to see how allowing the sale of alcohol on premises can be compatible. We need a clear and sensible strategy for the future of this site please.



There are several sites in the central areas of Knaresborough with empty pubs which would be much more appropriate for this application. I am not "anti business", but this is not the right site. I would ask to be kept informed about this application, which I sincerely hope will be refused. My neighbours and I are very concerned.

personal info removed

From: Licensing (HAR)
Sent: Wed, 8 Nov 2023 15:21:32 +0000
To: [REDACTED]
Bcc: Wan Malachi
Subject: Harrogate Brewing Company (our reference C23/01139/LAPREM) Rep 2

Good afternoon,

Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate, Hambleton Grove, Knaresborough, HG5 0DB

**PREMISES LICENCE APPLICATION
LICENSING ACT 2003**




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Kind regards

Nicola Kemp
Senior Technical Support Officer
Licensing & Food
Regulatory Services (Harrogate Area)
North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

 Tel: 0300 131 2 131
 E-mail: Nicola.Kemp@northyorks.gov.uk
 Website: www.northyorks.gov.uk



OFFICIAL

From: *Personal Info removed*

Sent: 08 November 2023 14:47

To: Licensing (HAR) <licensing.har@northyorks.gov.uk>

Subject: Planning Application - Harrogate Brewing Co

Dear Sir or Madam

REF

Application for Premises License

Harrogate Brewing Co

Unit 5B

Hambleton Grove Industrial Estate

Hambleton Grove

Knaresborough

HG5 0DB

Good afternoon

I wish to object to the application in its current form on the following grounds:

THE PREVENTION OF CRIME AND DISORDER

I have lived in *personal information removed* for nearly 15 years and I have witnessed many altercations between drunken people outside of pubs in the town. Whilst I am not assuming this will be a regular occurrence in a tap room, the chances of arguments/fights will happen at some point because alcohol is involved. What would happen if an altercation spills onto the street and personal property is damaged as a result?

I often find empty cans of lager/cider strewn on the roads in the area, and in my front garden on a weekend. This litter is from people walking home from pubs in the town. Imagine the carnage when a pub is right next door? Littering is a crime.

As this is a residential area, this is highly inappropriate and I therefore object to the proposal on the grounds of preventing crime and disorder.

PUBLIC SAFETY

The estate itself has numerous daily deliveries from HGVs; it is hard to see how these could be safely accommodated alongside a tap room (and the drinkers within), not to mention the potential risk to pedestrians using the site.

A tap room will also have an effect on parking in the area. If users of the pub/taproom park on Hambleton Grove this will compound the problem of insufficient parking spaces, seen particularly at school pick up times and when events are being held at St John's Primary School, as they regularly are. (I know of at least one music group and one exercise class that use the school weekly in the evenings.) During these times, there are NO on-street spaces available. I feel the extra cars will increase the potential danger to pupils exiting the school during the afternoon school pick up.

I therefore object to the proposal on the grounds of Public Safety.

THE PREVENTION OF PUBLIC NUISANCE

As this is a residential area, it is highly inappropriate that residents should have to tolerate noise from a pub between midday and 10pm seven days a week. If last orders are called at 10, it is reasonable to expect that users and staff would be on-site until 11pm. This is unacceptable, given the number of homes adjoining the site. I live *personal information removed* where we are used to hearing drunken people returning from a night out in town. It is not just noise at the

site which will be an issue; it will have a knock-on effect on all the surrounding homes as people leave the site, not to mention the potential of empty cans/bottles of beer being littered after a night out.

This is a residential area - the gardens of Kensington Court back onto the industrial estate, whilst the area adjacent to it on the playing fields side (Hambleton Park View) has also been earmarked for residential development. Other tap rooms in the area are not in residential areas, namely Rooster's Taproom at Hornbeam Park, Turning Point at Grimbald Park and Harrogate Brewery at Hookstone Chase. These are all in areas of light industry, and are not mere yards from people's homes. I fear that the use of the name 'Hambleton Grove Industrial Estate' in the application may have misled the applicants to believe that Hambleton Grove is not a residential area. It is!

I therefore object to the proposal on the grounds of The Prevention of Public Nuisance.

THE PROTECTION OF CHILDREN FROM HARM

This area is also home to St John's CoE primary school. The school uses the playing field behind Hambleton Terrace (which is right next to the industrial estate) and the children need to walk there to and from the school. I feel that children should not have to deal with an increase in traffic and drunken behaviour that a pub/tap room would bring to the area. Additionally there is a care home also in the area and residents are regularly taken out by carers for walks. I feel that the care home residents will be affected by the opening of a tap room based on all that has been written above.

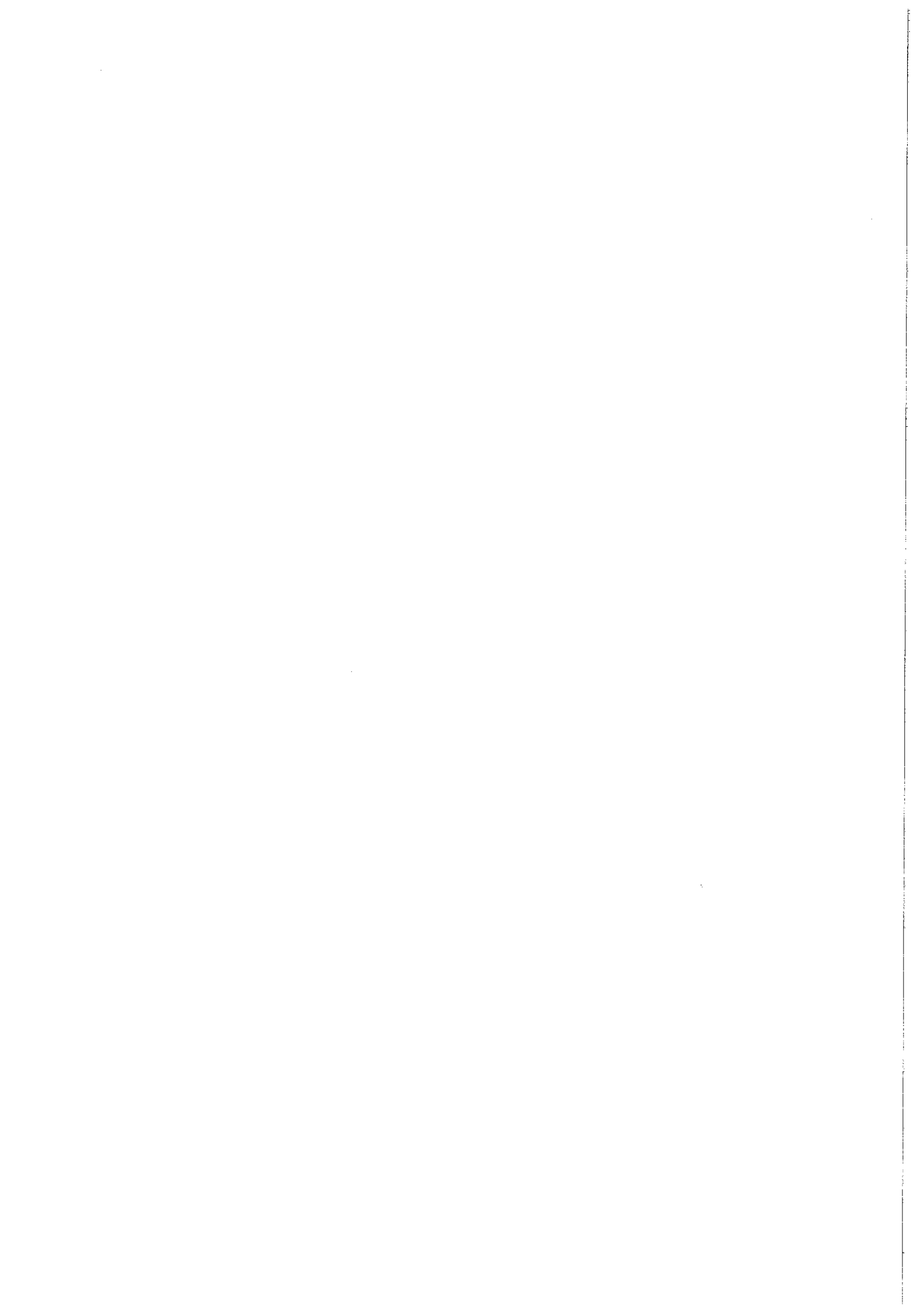
I therefore object to the proposal on the grounds of The Protection of Children from Harm.

I strongly oppose this application.

Sincerely

Alan Jones

Personal Information removed



From: Licensing (HAR)
Sent: Mon, 13 Nov 2023 11:52:19 +0000
To: [REDACTED]
Bcc: Wan Malachi
Subject: Harrogate Brewing Company (our reference C23/01139/LAPREM) Rep 11

Good morning,

Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate, Hambleton Grove, Knaresborough, HG5 0DB

**PREMISES LICENCE APPLICATION
LICENSING ACT 2003**

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Kind regards

Nicola Kemp
Senior Technical Support Officer
Licensing & Food
Regulatory Services (Harrogate Area)
North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

Please note we are closed from 16:00 on Friday 22nd December and re-open on Tuesday 2nd January 2024

 **Tel:** 0300 131 2 131
 **E-mail:** Nicola.Kemp@northyorks.gov.uk
 **Website:** www.northyorks.gov.uk



OFFICIAL

From: *Personal Information removed*

Sent: 12 November 2023 12:49

To: Licensing (HAR) <licensing.har@northyorks.gov.uk>

Subject: Application for Licensed Premises on Hambleton Grove Industrial Estate, unit 5B

Subject:Application for Licensed Premises on Hambleton Grove Industrial Estate, unit 5B

To: <licensing.har@northyorks.gov.uk>

Dear Licensing,

I wish to represent profound concerns about the granting of this license, especially for a building that does not have planning permission to be a public house. The unit is situated in a multi user industrial estate entirely unsuitable for the public.

On the grounds of Public Safety, there is no safe access for the public, either pedestrians or cars to this industrial unit. The designated pathway to the unit is completely and dangerously compromised by both forklift and articulated lorry use. The unit itself is immediately adjacent to a HGV turning circle not adequate for purpose so that anyone entering or exiting the unit is at extreme risk of injury or even death. The unit itself has had to be repaired because of HGV damage to it. All of these risks will be made worse by alcohol consumption. Photographs of these issues can be provided, many are already held by NYC.

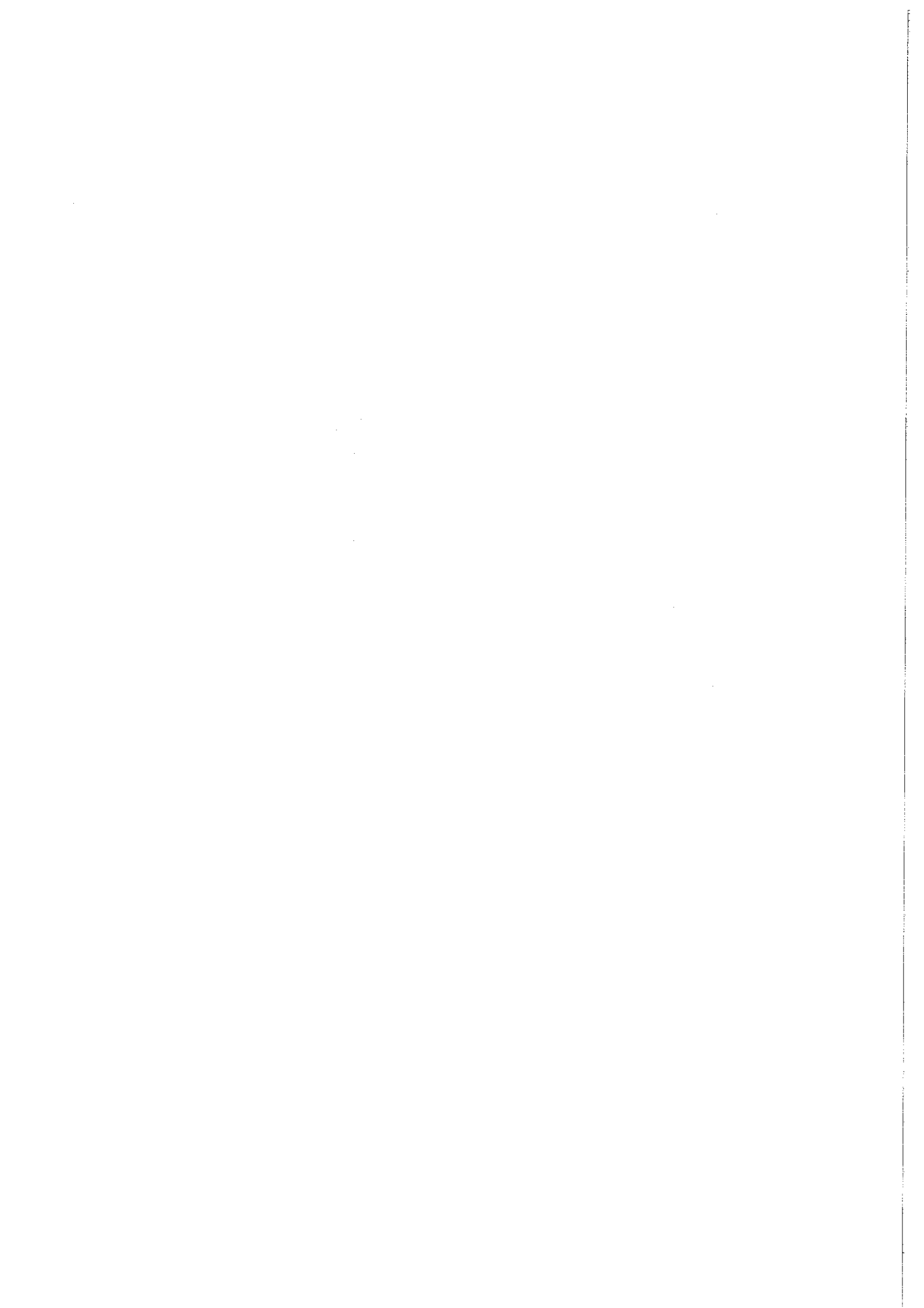
Also on the grounds of public safety, the unit is adjacent to an abandoned building site, not securely fenced off, with steep drops and liable to flooding and deep water. Any person, but especially someone who has been drinking, could easily fall, be hurt, or even drowned. Photographs of these issues can be provided, but a cursory visit to the site makes this obvious.

On the grounds of the protection of children from harm, Unit 5B looks directly out onto a primary school field. Children on the field should not be exposed to inebriated people.

On the grounds of the prevention of public nuisance, access to Unit 5B can only be made via an intensively residential area already acknowledged to have strains upon its roads and paths, you might want to speak with [REDACTED] in your own Highways department about this. The proposed hours go far too late into the nights and there is every chance the business, local residents and thus Environmental Health will be drawn into conflict. Environmental Health holds evidence of the kinds of issues referred to. I live very near to the site and will be woken regularly by people leaving it late.

Jennifer Dalrymple

Personal Information removed



From: Licensing (HAR)
Sent: Mon, 13 Nov 2023 11:56:59 +0000
To: [REDACTED]
Bcc: Wan Malachi
Subject: Harrogate Brewing Company (our reference C23/01139/LAPREM) Rep 12

Good morning,

Harrogate Brewing Company, Unit 5B, Hambleton Grove Industrial Estate, Hambleton Grove, Knaresborough, HG5 0DB

**PREMISES LICENCE APPLICATION
LICENSING ACT 2003**

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North Yorkshire Council
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 **Tel:** 0300 131 2 131
 **E-mail:** Nicola.Kemp@northyorks.gov.uk
 **Website:** www.northyorks.gov.uk



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

From: ***personal information removed***

Sent: 12 November 2023 13:08

To: Licensing (HAR) <licensing.har@northyorks.gov.uk>

Subject: Application for Licensed Premises on Hambleton Grove Industrial Estate, unit 5B

Dear Licensing,

As ***personal information removed*** I wish to represent concerns about the granting of this license.

>

> On the grounds of Public Safety, there is no safe access for the public, especially pedestrians but cars too, to this unit. Access of this unit has been subject to profound Health and Safety concerns and these have not been addressed sufficiently to allow public access. The designated pathway to the unit is made completely unsafe by both forklift and articulated lorry use. The unit is immediately adjacent to a HGV turning circle so that anyone entering or exiting the unit is at extreme risk of injury or death. The unit itself has had to be repaired because of HGV damage to it. All of these risks will be exacerbated by alcohol consumption. Photographs of these issues are held by various departments of NYC and local elected representatives, at least one of whom has already said this application is unsuitable (email can be provided).

>

> Also on the grounds of public safety, the unit is adjacent to an abandoned building site, not securely fenced off, with steep drops and liable to flooding and deep water. An inebriated person could easily fall, be hurt, or even drowned. Photographs of these issues can be provided.

>

> On the grounds of the protection of children from harm, Unit 5B looks directly out onto a primary school field. Children on the field should not be exposed to inebriated people.

>

> On the grounds of the prevention of public nuisance, access to Unit 5B can only be made via an intensively residential area already acknowledged to have strains upon its roads and paths, you might want to speak with [REDACTED] in your own Highways department about this. The proposed hours go far too late into the nights and there is every chance the business, local residents and thus Environmental Health will be drawn into conflict. Environmental Health holds evidence of the kinds of issues referred to.

Residents and the elderly looked after in the nearby care home will be woken by people leaving the pub late at night and right through the weekend.

>

> There is inadequate parking on the site for a business of this sort which will provide further nuisance on the adjacent roads especially in the evenings.

>

> Yours sincerely,

> Charlotte Dalrymple

>

> ***Personal information removed***

OFFICIAL

