

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: Selby District Council  
Planning Department

22<sup>nd</sup> June 2021

Dear Sirs,

**Number 81 Brook Street, Selby – Application for Café/Bar Licence**

As local residents we are writing to object to the above application. We believe that the current use as a café (but not with late night opening) may be permissible in terms of noise and nuisance for neighbours and safety of other pedestrians, road users etc because the comings and goings can be controlled in terms of numbers but great care must be taken to ensure road safety and no incursion onto the neighbouring railway tracks. We believe that the views of both North Yorkshire Highways and Network Rail should be sought for any use particularly one involving large numbers of people congregating and the presence of alcohol.

In the past the premises have been a local paper, confectionery and convenience shop for many years and as such were in keeping with the surrounding residential area which it serves. More recently the opening hours had varied to provide some late-night shopping until 8:00 pm but this was for grocery and other items i.e. it was a local convenience shop. As such the users of those shops were local residents who needed something in a hurry or a lottery ticket and shopped in ones or twos in keeping with normal retail customer behaviour.

The proposed licence to run a bar with music will encourage large groups of people at any one time who will be staying for much longer periods and whose behaviour may be influenced by alcohol.

The current use as a café might work so long as it was open during the daytime and the outside area was well managed in terms of overcrowding and incursion on the footpath. This is very different to past use as a local shop and does not fit with the surrounding residential area.

There are other shops located near Number 81 but these are selling lunchtime food and take-away fish and chips which, although it entails queuing outside at the moment due to Covid, would not normally mean that lots of people were hanging around outside the premises for hours. People come and go in the usual way when shopping.

Following earlier objections the café is now posting a proper menu which is an improvement on the original offer.

If permission is granted, the small size of the inside space will inevitably mean that doors will be left open and people will move from inside to outside where tables and chairs have been placed and any music will be heard by people living nearby. Those

[https://selbydc.sharepoint.com/sites/Groups/Shared Documents/Comm\\_Minutes/1.](https://selbydc.sharepoint.com/sites/Groups/Shared Documents/Comm_Minutes/1.)

Committees/1.5 Licensing/11. Licensing SUB-COMMITTEE/7. 19.07.21 Hearing - Eighty 1 Cafe, Brook Street, Selby/5. Reports/Appendix 6 representation other persons.docx

of us who live in this area obviously already live with the noise of trains passing through but this is intermittent and not constant like live or recorded music would be.

We understand that one of the owners previously ran another licensed live music venue in Ousegate and following objections, lost his licence. We recognise that this may only be rumour but SDC records would clarify this point

Parking is already an issue along Brook Street and beyond the level crossing into Doncaster Road and by putting tables and chairs in the outside area there is absolutely no provision for parking within the curtilage for visitors to the establishment. Because of the location of the property on the main A19 and next to the railway line no parking is allowed on the street. Where will users of this facility park without causing considerable obstruction of the highway or, much worse, the footpaths?

The proximity to the railway line and level crossing increases the safety issues for users and people who are just using the footpath to get home who may have to move out into the road in order to get round people using the outside area because there is no permanent barrier. The outside area is simply bordered by some rails and ropes which will not discourage people who are drinking from straying onto the footpath and causing an obstruction let alone onto the highway.

A bar is more suited to the town centre and not local residential areas and we understand that a recent application by The New Little Coffee House at the town-end of Brook Street for later opening was recently refused because it was deemed to be "outside the town centre". To grant this application which is even further out of town would appear to be contrary to SDC's current decisions and will certainly be open to challenge by those of us who support these objections.

Yours faithfully

---

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: Selby District Council  
Planning Department

22<sup>nd</sup> June 2021

Dear Sirs,

**Number 81 Brook Street, Selby – Application for Café/Bar Licence**

As local residents we are writing to object to the above application. We believe that the current use as a café (but not with late night opening) may be permissible in terms of noise and nuisance for neighbours and safety of other pedestrians, road users etc because the comings and goings can be controlled in terms of numbers but great care must be taken to ensure road safety and no incursion onto the neighbouring railway tracks. We believe that the views of both North Yorkshire Highways and Network Rail should be sought for any use particularly one involving large numbers of people congregating and the presence of alcohol.

In the past the premises have been a local paper, confectionery and convenience shop for many years and as such were in keeping with the surrounding residential area which it serves. More recently the opening hours had varied to provide some late-night shopping until 8:00 pm but this was for grocery and other items i.e. it was a local convenience shop. As such the users of those shops were local residents who needed something in a hurry or a lottery ticket and shopped in ones or twos in keeping with normal retail customer behaviour.

The proposed licence to run a bar with music will encourage large groups of people at any one time who will be staying for much longer periods and whose behaviour may be influenced by alcohol.

The current use as a café might work so long as it was open during the daytime and the outside area was well managed in terms of overcrowding and incursion on the footpath. This is very different to past use as a local shop and does not fit with the surrounding residential area.

There are other shops located near Number 81 but these are selling lunchtime food and take-away fish and chips which, although it entails queuing outside at the moment due to Covid, would not normally mean that lots of people were hanging around outside the premises for hours. People come and go in the usual way when shopping.

Following earlier objections the café is now posting a proper menu which is an improvement on the original offer.

If permission is granted, the small size of the inside space will inevitably mean that doors will be left open and people will move from inside to outside where tables and chairs have been placed and any music will be heard by people living nearby. Those

[https://selbydc.sharepoint.com/sites/Groups/Shared Documents/Comm\\_Minutes/1.](https://selbydc.sharepoint.com/sites/Groups/Shared Documents/Comm_Minutes/1.)

Committees/1.5 Licensing/11. Licensing SUB-COMMITTEE/7. 19.07.21 Hearing - Eighty 1 Cafe, Brook Street, Selby/5. Reports/Appendix 6 representation other persons.docx

of us who live in this area obviously already live with the noise of trains passing through but this is intermittent and not constant like live or recorded music would be.

We understand that one of the owners previously ran another licensed live music venue in Ousegate and following objections, lost his licence. We recognise that this may only be rumour but SDC records would clarify this point

Parking is already an issue along Brook Street and beyond the level crossing into Doncaster Road and by putting tables and chairs in the outside area there is absolutely no provision for parking within the curtilage for visitors to the establishment. Because of the location of the property on the main A19 and next to the railway line no parking is allowed on the street. Where will users of this facility park without causing considerable obstruction of the highway or, much worse, the footpaths?

The proximity to the railway line and level crossing increases the safety issues for users and people who are just using the footpath to get home who may have to move out into the road in order to get round people using the outside area because there is no permanent barrier. The outside area is simply bordered by some rails and ropes which will not discourage people who are drinking from straying onto the footpath and causing an obstruction let alone onto the highway.

A bar is more suited to the town centre and not local residential areas and we understand that a recent application by The New Little Coffee House at the town-end of Brook Street for later opening was recently refused because it was deemed to be "outside the town centre". To grant this application which is even further out of town would appear to be contrary to SDC's current decisions and will certainly be open to challenge by those of us who support these objections.

Yours faithfully

---