

## Comments on Grant of Premises Licence



Applicant: Project Ninkasi Limited  
Description: Variation of Premises Licence: Supply of Alcohol Sun-Sat 12:00-00.00 & Opening Hours Sun-Sat 12:00-00.00  
Site Location: The Wedge, 11 Cotton Mill Walk, Little Kelham, Sheffield, S3 8DH

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Dear Licensing Department,

Thank you for this opportunity to make comments on the above application for a variation of an existing premises licence. The Wedge building is situated within the Kelham Island and Neepsend Neighbourhood Area and its use is of interest to the Kelham Island and Neepsend Neighbourhood Forum.

On the basis of the information submitted within the application, we can make the following comments.

### **Background**

The Kelham Island and Neepsend Neighbourhood Forum (KINNF) was designated by Sheffield City Council in February 2019 in order:

- To prepare, implement, and monitor a Neighbourhood Plan for the KINNF Neighbourhood Area;
- To promote or improve the social, economic and environmental well-being of the KINNF Neighbourhood Area;
- To encourage the goodwill and involvement of the wider community in the preparation, production and implementation of a Neighbourhood Plan;
- To engage as fully as possible with all community groups within the KINNF area.

Work formally commenced on the preparation of the Neighbourhood Plan in June 2019 when the Kelham Island and Neepsend Neighbourhood Forum held its first Annual General Meeting. To inform its preparation of a Neighbourhood Plan, the Neighbourhood Forum carried out an initial public consultation exercise between Tuesday 1<sup>st</sup> October 2019 and Friday 1<sup>st</sup> November 2019, with comments being sought on the following general areas:

- What should be the most important driver of change in the Neighbourhood Area?
- What should the vision be for the Neighbourhood Plan?
- What are your thoughts on new housing and employment development?
- What are your thoughts on new facilities, shops or services?
- What things, if any, should we protect?
- Are there any environmental projects that the Neighbourhood Plan should plan for?
- Do you have any land that you want to put forward for consideration?

The feedback from this initial public consultation exercise has been written up and the Neighbourhood Forum approved a Consultation Statement that records the main issues and concerns at its Steering Group on 29th January 2020. This [Consultation Statement](#) has been published on our Neighbourhood Forum's [website](#) and it informs the work of the Neighbourhood Forum going forward.

For information, the identified main issues and concerns to address within the Kelham Island and Neepsend Neighbourhood Plan are:

- that future change in Kelham Island and Neepsend should lead to more greenery and public space being introduced, that the area's historic character should be protected and that the existing balance between the area's industrial past and its growing residential character is not lost through the redevelopment of the area;
- that future change in Kelham Island and Neepsend should lead to a more established community, rather than an extension of the city centre's night life, with greater provision of the type of community facilities taken for granted in more established districts of Sheffield, such as green and communal spaces with play equipment for children, services such as a doctor's surgery, street lighting and other street furniture, with new commercial space dedicated for smaller shops and offices to help grow the local employment base;
- that new planned developments should be of a scale that respects the historic streetscape and skyscape of Kelham Island and Neepsend;
- that new planned developments should come forward as mixed use development proposals that contribute to a network of interesting and active streets within Kelham Island and Neepsend;
- that new planned developments should generally use materials traditional to the area, such as red brick, rather than modern materials, and that new developments should generally seek to integrate into, rather than stand out from, the existing streetscape and skyscape of Kelham Island and Neepsend;
- that new planned residential developments should deliver greater numbers of larger units for sale, i.e. 3-bed homes, to balance out a recent over-provision of 1-bed flats for rent in order to allow Kelham Island and Neepsend to become a more established community with growing families able to stay in Kelham Island and Neepsend;
- that new planned developments should continue to provide additional commercial space but that these should be carefully planned to provide smaller spaces suitable for start-up local businesses to help Kelham Island and Neepsend become a more established community with a growing range of local shops;
- that new planned developments should assist the area's transition to a low-carbon future, whilst not exacerbating existing on-street car parking problems in Kelham Island and Neepsend;
- that Kelham Island and Neepsend needs more public spaces and greater provision of the type of community facilities taken for granted in more established districts of Sheffield, such as a doctor's surgery, pharmacy, post office and pre-school educational services;

- that the historic buildings and the buildings that accommodate community uses of Kelham Island and Neepsend need to be protected within the Neighbourhood Plan;
- that the River Don corridor needs to be protected and enhanced where possible, with protection for the limited existing wildlife features and trees of Kelham Island and Neepsend;
- that measure to secure greater greening of Kelham Island and Neepsend should be built into the Neighbourhood Plan.

These main issues and concerns will guide the preparation of the Kelham Island and Neepsend Neighbourhood Plan and the work of the Neighbouring Forum going forward. The Forum will be publishing policy papers for its identified themes of Green; Heritage, Arts and Culture; Business, Transport and Residential Sites in due course, and it is expected that the Business paper will look at where certain business uses should be located.

However, in relation to commenting on applications for planning permission and licences, the Neighbourhood Forum will use these main issues and concerns to guide our comments.

## Proposal

It is noted that the application is for a Variation of an existing Premises Licence to enable the following purposes:

- Supply of Alcohol Sun-Sat 12:00-00.00
- Opening Hours Sun-Sat 12:00-00.00

This means that Project Ninkasi Limited are seeking to extend their hours of operation from those currently approved (as advertised on their website), which are:

- Wed-Fri 17:30-22.00
- Sat 14:30-22.00
- Sun 14:30-19.00

## Comments

Firstly, it is noted that applications for premises licences need to comply with the four statutory licensing objectives, namely:

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance;
- the protection of children from harm.

In light of this, the following identified main issue and concern raised during the Kelham Island and Neepsend Neighbourhood Forum's initial public consultation exercise as recorded in our published Consultation Statement is considered significant:

“that future change in Kelham Island and Neepsend should lead to a more established community, rather than an extension of the city centre's night life, with greater provision of the type of community facilities taken for granted in more established districts of Sheffield, such as green and communal spaces with play equipment for children, services such as a doctor's surgery, street lighting and other street furniture, with new

commercial space dedicated for smaller shops and offices to help grow the local employment base;”

Whilst the extension of the opening hours and licence to earlier in the day is considered acceptable, the proposal to operate this commercial bar use beyond 10pm is unacceptable and opposed for the following reasons.

Firstly, it is considered that operating a commercial bar within a residential building, with residential units directly above and adjacent, is inappropriate and that this would represent a public nuisance that could not be mitigated through noise control measures both during the operating period and at closing time and beyond. The use of the outdoor seating area for customers at these late hours would significantly increase the nuisance.

Secondly, it is considered that approving a licence beyond 10pm in this instance would be out-of-kilter with the general approach taken to commercial activities within residential buildings in the neighbourhood area and become a precedent that would lead to an increase in nuisance to residents and thus complaints from residents to the City Council.

## **Conclusion**

Based on our assessment of this proposed licence, the Kelham Island and Neepsend Neighbourhood Forum object to the application on the basis that it would as submitted create an unacceptable public nuisance.

To overcome this objection, the licence could be amended to:

- not permit the sale of alcohol to extend beyond 10pm, and
- close any outdoor areas by 10pm, and
- close the premises and have staff depart from the premises by 11pm, and
- require waste and recycling to be not disposed of beyond the hours of 10am and 10pm.

It is considered that this amendment would be consistent and prevent significant public nuisance from occurring.

Should this amendment be made, it is expected that the Neighbourhood Forum would remove its objection to the application but we reserve the right to assess any amended proposals and provide a further comment at that time.

Comments provided by:

The Kelham Island and Neepsend Neighbourhood Forum Steering Group

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24<sup>th</sup> January 2022