

From [REDACTED]
Sent 06 March 2017 10:19
To [REDACTED]
Subject FW: Marston's Garforth New Build, Parkinson Approach, Garforth

Hi Jane

We have reached an agreement with the applicants on the conditions to be implemented within the licence. These are outlined below, therefore I withdraw the representation.

regards

[REDACTED]
Environmental Health Officer
Environmental Protection
Millshaw Park Way
Leeds
LS11 0LS
Tel [REDACTED]

From [REDACTED]
Sent 02 March 2017 10:51
To [REDACTED]
Subject Marston's Garforth New Build, Parkinson Approach, Garforth

Dear Sirs

We refer to your representation dated 21 February and our subsequent telephone conversation on the 28th February.

We thank you for considering the proposed amendments to the conditions within the representation and would suggest that the following conditions should be added to the operating schedule:

1. Noise from a licensable activity at the premises will not cause nuisance to the nearest noise sensitive premises at Bar Lane and White Rose Avenue.
2. There shall be no external loudspeakers.
3. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
4. Noise from plant or machinery shall not cause a nuisance to the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.
5. The PLH/DPS will ensure patrons use beer gardens, external areas and play areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not undertake licensable activities in such areas after 11 pm.
6. The activities of persons using the external areas shall be monitored and they shall be reminded to have regard to the needs of local residents and to refrain from shouting and anti-social behaviour etc when necessary.
7. The PLH/DPS will adopt a "cooling down" period where music volume is reduced towards the closing time of the premises.

- 8 Clear and legible notices will be displayed at exits car parks and other circulatory areas requesting patrons to leave the premises quietly having regard to the needs of local residents in particular emphasising the need to refrain from shouting slamming car doors sounding horns and loud use of vehicle stereos and anti-social behaviour

We would be grateful if you could confirm that you are agreeable to the proposed amendments and if so we would be grateful if you could advice the Licensing Authority as to the terms of the agreement and that your representation on this basis is withdrawn

As discussed on the telephone we understand that the application is schedule for hearing on 21 March and we would hope to avoid the Licensing Authority undertaking unnecessary preparatory work if at all possible

Yours sincerely

Michelle Hazlewood

Partner
Sent by Sue McCourt


 John Gaunt
& Partners

Omega Court | 372-374 Cemetery Road | Sheffield | S11 8FT

Premises Licences | Personal Licences | DPS Changes | Temporary Event Notices
APLH Courses | Reviews | Due Diligence | Betting and Gaming | eLearningPlus

For more details on our services please click on the links above

Partners John Gaunt (569711) Katharine Redford (569712) Tim Shield (569713)
Michelle Hazlewood (569714) Christopher Grunert
Practice Manager Jonathan Pupius

John Gaunt & Partners authorised and regulated by the Solicitors Regulation Authority SRA No 173393

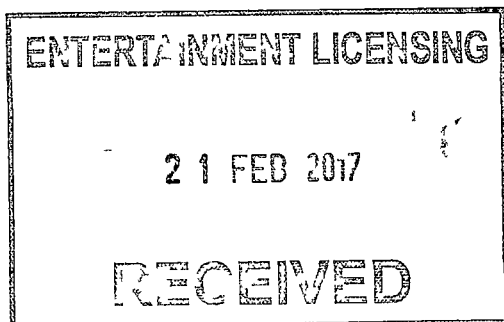
CAUTION

This email is intended to be confidential to the person to whom it is addressed and may be legally privileged
If you are not the intended recipient please contact us by email or telephone and please delete the message from your system immediately
Any unauthorised disclosure of information contained in this communication is strictly prohibited
We use the word 'partner' to refer either to a partner of John Gaunt & Partners (the firm) an office holder in a partner or an employee of the firm with equivalent standing and qualifications

--

This message has been scanned for viruses and dangerous content and is believed to be clean

Marstons Plc
Marstons House
Brewery Road
Wolverhampton
WV1 4JT



Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact [REDACTED]

Our reference PREM/03951/001
21 February 2017

Dear Sir / Madam

Licensing Act 2003

**Name and Address of Premises Marston's Public House, Parkinson Approach,
Garforth, Leeds, LS25 2HR,**

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with the premises and the area.

You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

If the opening hours you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours faithfully





Environmental Health Officer

7

PART 1

To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises Parkinson Approach, Garforth, Leeds, LS25 2HR,

This is a new premises however there are residential properties which back onto Aberford Road opposite the proposed public house. The applicants wish to carry on licensable activities until 1am Fridays and Saturdays and until midnight on weekdays. Therefore there is potential for disturbance from music and patrons in external areas.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance

Noise and Vibration

- 1 Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises at Bar Lane and White Rose Avenue
- 2 There shall be no external loudspeakers
- 3 Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties
- 4 Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.
- 5 The PLH/DPS will ensure patrons use beer gardens, external areas and play areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas after 11 pm.
- 6 The activities of persons using the external areas shall be monitored and they shall be reminded to have regard to the needs of local residents and to refrain from shouting and anti social behaviour etc when necessary.
- 7 The PLH/DPS will adopt a "cooling down" period where music volume is reduced towards the closing time of the premises.

Litter

- 8 The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Transport / Pedestrian Movement

- 9 Clear and legible notices will be displayed at exits, car parks and other circulatory areas requesting patrons to leave the premises quietly having regard to the needs of

local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour

10 The designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary

11 A facility will be provided for customers to order hackney taxis/private hire vehicles
Telephone numbers for taxi firms/private hire companies will be displayed in a prominent position on the premises

Signed 21/02/2017



Dated

PART 2

To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

**Name and Address of Premises Marstonss, Public House, Parkinson Approach,
Garforth, Leeds, LS25 2HR,**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above

In signing this document I / we agree with the measures proposed by Leeds City Council's
Environmental Action Service, and we provide our consent for the licensing authority to
incorporate the said measures into the operating schedule for the stated premises

Signed

Dated

PART 3

**Name and Address of Premises Marstonss, Public House, Parkinson Approach,
Garforth, Leeds, LS25 2HR,**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above

I / We formally advise that we are not prepared to accept the proposed measures as
suggested by Leeds City Council's Environmental Action Service

In this instance we understand that Leeds City Council's environmental action service will
maintain their representation to my /our application, which will now proceed to a hearing
before the licensing sub-committee

Signed

Dated

Please return this document to

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS