

Notes of Meeting with Gerti Masllavica, proprietor of Zorbas Restaurant, 4 Austhorpe Rd, Cross Gates, Leeds LS15 11 Oct 17 11am

Present: Gerti Masllavica, [REDACTED]

1. Meeting arranged at invitation of GM to discuss licensing application PREM/04057/001.
2. GM had two documents which are not on the portal: the application form and the risk assessment form. He promised to send these to me. Commenting on the application would have been considerably easier had they been posted to the portal.
3. GM aims to provide an upmarket restaurant/bar appealing to a 30+ age range with a bias towards an upper income professional clientele. Eating in the restaurant accordingly does not come cheap: lowest cost item on menu is £4.50, and drinks are similar.
4. His customers prefer a quiet atmosphere, and do not like the local pubs as venues to have a pre dinner or post dinner drink. The upstairs bar is an attempt to provide such a venue. Cross Gates is becoming a popular area, but there are perhaps too many coffee shops, and it is missing a few evening places for a nice quiet drink in an upmarket bar.
6. Regarding noise from recorded and live music, GM pointed out that he could play recorded music now as background, and this cannot be heard outside. He demonstrated the noise level. While this seemed a little loud to me, and I said so, he said you would notice it much less inside when guests were there. And it is not audible outside. I tested this and could hear nothing on the pavement.
7. Live music would be only once or twice a month in the bar upstairs, mainly at private functions. This would not be groups or actual performances, but mainly a single guitar player singing and moving slowly around from table to table. Occasionally maybe a singer with piano accompaniment. To be honest, he said it was very expensive to hire musicians and more than this could not be afforded.
8. He pointed out that music was going to be after 5pm, and there were no near neighbours to disturb, even if the noise could be heard outside, which it can't. He said the nearest residences were 60 feet away.
9. [REDACTED] pointed out that we were concerned with the noise issue, as what happened at no. 4 would be a precedent for further down the street. Moreover, the permission if granted applies to the premises, not the owner, and owners can change. Hence conditions needed to be enforceable in relation to the premises, and not in relation to the good intentions of the current operator. Hence, we felt the inaudibility requirement should apply to all adjacent premises, not just noise sensitive receptors. GM had no objection to such a condition, namely, having a general inaudibility requirement.

10. Regarding the bar upstairs, GM pointed out that the bar had an area of 80 m², not 35 m², as it stretched from above Zorbas to the phone shop on the corner. The issue of noise breakout in relation to ventilation needs would not occur, as an air conditioning system was being installed, and it would not work properly if the windows were open.

11. GM showed [REDACTED] the upstairs proposed bar space. This would have a separate monitored rear staircase entrance from Bk Austhorpe Road. The space was previously a fish and chip restaurant, so it already has a food licence (but not drink). The floor is being strengthened and doubleglazing will be installed so that soundproofing will be maintained. The seating capacity will be 55/60 (65-75 in the restaurant downstairs after the toilets have been transferred upstairs).

12. GM said he would email the documents we did not have, plus pictures of the proposed bar ([REDACTED] took pictures of existing state). [REDACTED] said he would copy his notes of the meeting to GM to check for inaccuracies and/or omissions before sending to Mr Amin at licensing.

[REDACTED] 12 Oct 2017

Added note:

Current and proposed bar space illustrated below.



