

Public Document Pack

SUPPLEMENTARY INFORMATION

LICENSING SUB COMMITTEE – 21ST MARCH 2017

AGENDA ITEM 7 – MARSTON'S PLC PARKINSON APPROACH, GARFORTH

- Public representation missing page 1 of correspondence of 1st February 2017
- Additional Information Bundle tabled by Marston's at the hearing which includes the additional conditions and new operational hours

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Miss Jane Wood (or to whom it may concern)

1st February 2017

Ref. No: PREM/03951/001

Applicant Name: Marstons Plc

With reference to the above application.

I am not familiar with your procedures etc, therefore I would be obliged if you could enlighten me on the following points:

Why is there a discrepancy re: closing times between the public display and the details stored on-line ?

Point 2 of the application states: "extended hours at bank Holidays and on other limited days".

What specifically does this mean ?

Point 4 of the application states: "provision of late night refreshments".

What specifically does this mean ?

The proposal outlined by Lidl was to incorporate a 'Family pub' (see attached). So why would a 'Family pub' need or indeed want to remain open until the early hours ?

If you reject the application. Does the applicant have the 'right of appeal' ?

If everything is accepted without exception. Is there a 'right of appeal' ?

If the application is rejected. Is it your prerogative to suggest suitable amendments which would be acceptable to all parties ?

If there are any problems locally, can the granted licence be revoked immediately ?

How often does the approved licence get reviewed or changed ?

In summary, what cannot be disputed is that there will be:

MORE traffic late at night.

MORE sound late at night.

MORE people in the vicinity late at night.

Therefore, I would hope that any decision taken would make this situation the over-riding factor and the closing times be more sensibly fixed.

I would also ask you to remember that this is a residential area and that any 'local' comments should be noted and respected.

Come the conclusion: you and your colleagues decisions, be they right or wrong will affect in many ways the many people of Garforth and so I would ask you please to think long and hard about what will benefit the community and what will not.

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MARSTON'S PLC

APPLICATION FOR A PREMISES LICENCE AT
PARKINSON'S APPROACH, GARFORTH

APPLICANTS BUNDLE OF DOCUMENTATION

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Operational Strategy

Target Market - The 'F' Plan – Food, Families, Females, Forty/Fifty Somethings

The F-plan underpins Marston's strategy, focusing on the growth areas identified in the pub restaurant market, this can be summed up within the F Plan:

Food

We have focused on becoming market leaders within the pub dining market. We ensure that our food balances our customer's requirement for traditional favorites as well as the opportunity to try something new. Balancing this choice with value is key to allowing customers to dine out on both special occasions, as well as when they simply can't be bothered to cook.



Families

Creating an environment that welcomes those with children, has been a focus for Marston's. Recent developments include play zones and our award winning children's menu.



Operational Strategy

Target Market - The 'F' Plan

Females

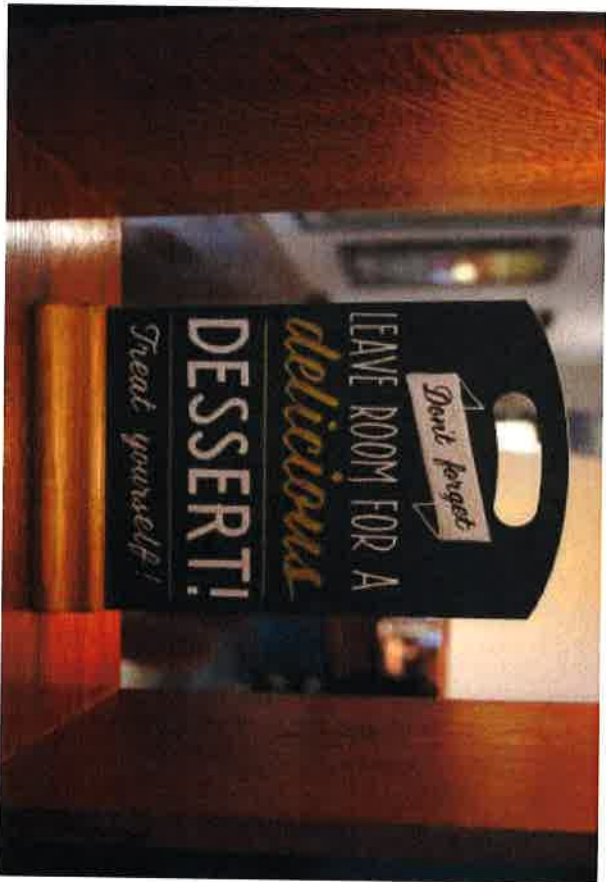
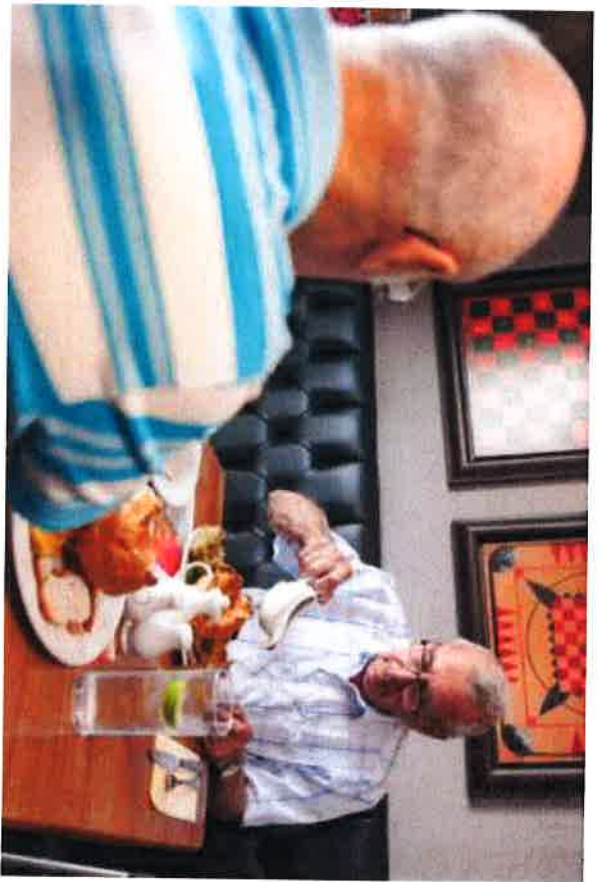
Although we ensure our pubs cater to both genders, over time it has been crucial that women see pubs as much as their domain, as the traditional male environment. This manifests itself in homely spaces, ensuring customers can find a space to suit them, whether that's dining as part of a large group, couple or a family.



Forty/Fifty Somethings

The continued rise of a wealthy, older generation presents us with new challenges and exciting opportunities. To meet the demands of these customers we offer light bites, smaller portion meals, and all day great value and we always ensure a welcoming atmosphere.







W

PICK A SELECTION OF STARTERS AND SHARERS FOR THE TABLE!

Spicy Gumbo Croquettes £4.50
Long grain basmati rice with chilli and fiery peppers, bound with mozzarella cheese and coated in a panko crumb, dusted with cayenne pepper. Served with a cool salsa dip.

Golden Breaded Mushrooms £4.20
Whole button mushrooms in crispy golden breadcrumbs. Served with either a BBQ or a garlic mayonnaise dip.

Soup of the Day £3.30
Please ask for today's choice. Served with half a baguette and butter.

Prawn Cocktail £4.30
Prawns with a tangy seafood sauce on a bed of crisp lettuce and sliced tomatoes. Served with brown bread and butter.

Cheesy Nachos £4.00
Tortilla chips topped with melted cheese and jalapeños. Served with guacamole, cool salsa and sour cream.

Lasagne Fritters £4.50
A minced steak ragu bound with Italian egg pasta and flavoured with chopped basil and oregano coated in a rustic panko crumb. Served with a garlic mayonnaise dip.

Chicken Liver Pâté £4.50
Chicken liver pâté with onion, garlic and mixed herbs, coated with parsley and red bell pepper flakes, served with toasted sliced baguette and red onion chutney.

Halloumi & Indian Pickle £4.50
A slice of garlic bread, topped with grilled halloumi and served with a sweet and spicy Indian pickle.

Buttermilk Chicken £4.30
Succulent goujons of buttermilk chicken coated in crispy breadcrumbs, with your choice of BBQ sauce or garlic mayonnaise for dipping.

Cone of Rings £3.50
A cone of twenty battered onion rings. Served with BBQ sauce for dunking.

Garlic Bread Selection £3.80
A selection of garlic bread served three ways: classic garlic, cheesy and salsa 'n' cheese.

Cone of Popcorn Chicken & Onion Rings £5.80
Eight battered onion rings and a mound of popcorn chicken. Served with BBQ sauce for dunking.

Cheesy Nachos to Share £6.00
A large plate of tortilla chips topped with melted cheese and jalapeños. Served with guacamole, cool salsa and sour cream.

The Filler £8.30
A real plateful. Crispy buttermilk chicken goujons, garlic bread, homemade potato wedges, breaded mushrooms and onion rings. Served with garlic mayonnaise and BBQ dips.

Feast of Fish Sharer £13.00
Smoked haddock and Cheddar cheese fish cakes, hand battered fish goujons, a pot of prawns and homemade potato wedges. Served with mushy peas and tartare sauce.

THE FISH WE SERVE IN OUR FEAST OF FISH AND FISH AND CHIPS IS COD OR HADDOCK AND VARIES DEPENDING ON AVAILABILITY. THIS IS BECAUSE WE ONLY SELECT FISH FROM SUSTAINABLE SOURCES.

Sides

Chips £2.00
Skin-on Fries £2.75
Homemade Potato Wedges £2.25
Onion Rings £1.75
House Salad £2.00
Garlic Bread £2.25
Cheesy Garlic Bread £2.75
Sautéed Mushrooms £1.85
Baguette & Butter £1.50
Mini Combo £2.25
Breaded mushrooms, onion rings and homemade potato wedges.
Chip Shop Style Curry Sauce £1.00
Corn on the Cob £1.50
Coleslaw £1.40
Smoked Harissa Houmous £2.55
Cumin Flatbread £2.00
Harissa Rice OR Lime & Cucumber Infused Rice £2.00

TWO FOR ONE
CHEAPER MEAL IS FREE

IF YOU HAVE AN ALLERGY OR INTOLERANCE, PLEASE SPEAK TO A MEMBER OF THE TEAM BEFORE YOU ORDER.

Share our love for SPECIALS

MORE FLAVOUR, MORE CHOICE.



HEAD OVER TO OUR SPECIALS BOARDS
or visit twoforonespecials.co.uk for availability at this pub.

TWO FOR ONE! CHEAPER MEAL IS FREE

MAKE IT EPIC Swap your chips for skin-on fries for 75p extra!

Steak Out

All our grills are served with chips and garden peas but swap to salad if you'd prefer. Our beef steaks are aged for 35 days making them extra flavourous!

8oz Sirloin Steak £14.15
Garnished with onion rings and half a grilled tomato.

10oz Rump Steak £13.90
Garnished with onion rings and half a grilled tomato.

10oz Gammon Steak £11.45
Grilled and topped with a fried egg or pineapple ring.

MAKE IT EPIC Add an extra fried egg or pineapple ring for 50p each.

FOR THE GREATER GRILL

Add any of these to your grill!

The Grill Combo £2.50
Corn on the cob, grilled flat mushroom and coleslaw.
Three King Prawn Skewers £2.20
Stilton Cheese £1.40
Peppercorn Sauce £1.60
Diane Sauce £1.60
Garlic Mushroom Sauce £2.00

Belting Burgers

Choose one of our favourites... Served with chips and coleslaw unless otherwise stated.

Plain & Simple Burger £10.00
Choose from prime beef burger or crispy buttermilk chicken goujons. Served with Heinz® Classic Burger Sauce.

BEING GOOD? UNDER 500 CAL Swap your chips and bun for extra salad!

The Cowboy Classic Burger £11.00
Prime beef burger with bacon, topped with Monterey Jack cheese. Served with Heinz® Classic Burger Sauce.

Red Pepper & Jalapeño Burger £10.00
A smoky red pepper and jalapeño burger, topped with a chunky smoked harissa houmous.

Piri Piri Chicken Burger £10.30
Grilled chicken breast topped with cheese and spicy piri piri sauce. Served with sour cream dip.

BEING GOOD? UNDER 500 CAL Swap your chips and bun for extra salad!

Chilli Cheese Beef Burger £11.25
A prime beef burger piled with spicy pulled pork and beef chilli, topped with Monterey Jack cheese.

BBQ Chicken Burger £10.50
Crispy buttermilk chicken goujons, topped with Monterey Jack cheese and covered in BBQ sauce.

BIG UP YOUR BURGER

Double your burger for £1.50 each.
Prime Beef Burger
Crispy Buttermilk Chicken Goujons
Red Pepper & Jalapeño Burger

Get Saucy! For 75p each.
BBQ Sauce, Heinz® Classic Burger Sauce, Piri Piri Sauce.

Swap your chips for homemade potato wedges for 50p extra.

TOP IT! Add more tasty toppings

Monterey Jack Cheese 75p
Crispy Bacon 75p
Grilled Field Mushroom 75p
Fried Egg 50p
Crispy Fried Onions 75p
Stilton Cheese 75p
Jalapeños 75p
Cheddar Cheese 50p
Spicy Pulled Pork & Beef Chilli £1.50

Swap your spuds or vary your veg? We suggest what works best but if you want to swap it's no problem, just ask!

Golden Whiffy Scampi £10.35
Fourteen crispy golden wholelets of Whiffy scampi, served with chips, garden peas and tartare sauce.

Rack of Ribs £13.90
Two half racks of lip-smackingly tender sticky BBQ pork ribs, covered in BBQ sauce and served with chips, onion rings, corn on the cob and coleslaw.

Chicken Tikka Masala £10.00
Tender pieces of chicken breast in a mild tikka masala sauce. Served with large naan bread, plain rice, a poppadum and mango chutney.

Roasted Vegetable Jalfrezi £10.00
A wonderfully spiced mix of roasted potatoes, red onion and red and green peppers in a jalfrezi sauce. Served with plain rice, large naan bread, a poppadum and mango chutney. Vegan option available served with a mixed salad and rice.

MAKE IT EPIC Swap your plain rice for Harissa OR Lime & Cucumber infused rice for 50p.

Mighty Mains

Sausages & Mash £10.00
Three pork sausages on a bed of mashed potato, topped with red onion gravy. Served with garden peas.

Beer Battered Fish & Chips £12.65
Battered in-house with our famous Marston's beer batter. Served with chips and mushy peas.

Smothered Chicken £11.85
A roasted chicken breast, bacon and Monterey Jack cheese smothered in your choice of BBQ or piri piri sauce. Served with chips, onion rings, corn on the cob and coleslaw.

Mexican Chilli Chicken Melt £13.50
Tender chicken strips in a spicy beef chilli sauce, topped with melted cheese. Served with rice, tortilla chips and sour cream.

BBQ Ribs & Chicken £12.90
Lip-smackingly tender sticky BBQ pork ribs, covered in BBQ sauce and a grilled chicken breast. Served with chips, coleslaw and corn on the cob.

Beef Lasagne £9.75
Our own secret recipe served with garlic bread and a salad garnish.

BEING GOOD? UNDER 500 CAL Ask for double salad instead of garlic bread!

Vegetarian Lasagne £9.55
Courgettes, aubergines and red peppers, layered with sheets of pasta. Served with garlic bread and a salad garnish.

BEING GOOD? UNDER 500 CAL Ask for double salad instead of garlic bread!

Salads

Our salads consist of mixed lettuce, red onion, cherry tomatoes, red peppers, cucumber and a classic vinaigrette dressing on the side.

Rump Steak & King Prawn Salad £14.50
100g rump steak, grilled to your taste and topped with two king prawn skewers.

Chicken & Bacon Salad £11.00
A classic combination of roasted chicken breast, sliced bacon and crispy garlic croutons.

	Kids Covers			
£		Kids Covers %	Wet %	Dry%
Newton Grange Durham	6,704	9%	46%	54%
Stag's Leap Rugeley	4,814	7%	38%	62%
Oak Tree Rednal	8,995	10%	35%	65%
Lingfield Farm Middlesbrough	8,416	11%	47%	53%
Meadowlark Shoebury	6,940	7%	36%	64%
Running Horse Fakenham	7,610	7%	26%	74%
Spring Tide Lowesoft	10,460	8%	27%	73%
Guelder Rose Southport	9,651	7%	32%	68%
Honeystone Hunstanton	17,385	11%	33%	67%
Starling Cloud Aberystwyth	13,647	11%	28%	72%
Standing Stones Holyhead	10,236	12%	29%	71%
Penny Hedge Whitby	6,887	12%	35%	65%
Ravens Cliff Ravenraig	5,641	10%	27%	73%
Penny Farthing Coventry	6,829	8%	41%	59%
Longshore Shoreham by Sea	10,834	8%	35%	65%
Grayling Great Yarmouth	9,785	7%	26%	74%
Glassworks Stourbridge	13,740	12%	42%	58%
Sunnyside Northampton	2,291	11%	44%	56%

OPERATING SCHEDULE

Prevention of Crime and Disorder

1. Alcoholic drinks may not be removed from the premises in open containers saved for consumption in external areas provided for that purpose.
2. No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at anytime the premises are open to the public.
3. It is considered that for the nature of the operation door supervisors will not be required however, the Designated Premises Supervisor will undertake a risk assessment should unusual events takes place and if they consider it appropriate will employ the same.
4. Any persons exercising security (as defined by paragraph 21a of schedule 2 of the Private Security Act 2001 shall be licensed by the Security Industry Authority).
5. Such person will be employed at the premises at the discretion of the designated premises supervisor/holder of the premises licence.
6. A CCTV system shall be installed so as to cover the main point of entry and the bar serverly such images to be maintained for 30 days and to be available upon reasonable request.

Public Safety.

1. The Premises Licensee will comply with the reasonable requirements of the Fire Officer from time to time.

Public Nuisance

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.
9. The doors and windows to the premises are to be double glazed.

Protection of Children from Harm

1. No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
2. Children under the age of 16 shall not be permitted to enter or remain at the premises after 20:00 unless resident, dining with an adult or attending a pre booked function.
3. The Premises shall operate Challenge 21.

