

# Public Document Pack

LICENSING SUB COMMITTEE

MONDAY 31<sup>ST</sup> OCTOBER 2011

AGENDA ITEM 6 – HIGH FARM SUPPLEMENTARY INFORMATION

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# Agenda Item 6



Flint Bishop LLP  
St.Michaels Court  
St Michaels Lane  
Derby  
DE1 3HQ

Environmental protection team  
Leeds City Council  
Knowsthorpe Gate  
Cross Green  
Leeds LS9 0NP

Contact: Mrs Rachael Teale  
Tel: 0113 395 1168  
Fax: 0113 247 4947  
rachael.teale@leeds.gov.uk  
Our reference: PREM/00400/005  
31 August 2011

Dear Sir/Madam

## **Licensing Act 2003**

**Name of Premises: High Farm**

**Address: Farrar Lane, Adel, Leeds, LS16 7AQ**

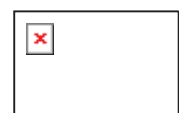
Thank you for submitting your application for the above premises.

Leeds City Council's environmental action service is of the opinion that your application contains insufficient information about how you intend to meet the licensing objective of the prevention of public nuisance. We therefore confirm that we are submitting a formal objection to your application.

However you could meet this objective by incorporating certain identified measures within your operating schedule. Therefore, please find enclosed a document which at part 1 contains the suggested measures which we consider are proportionate and appropriate to the nature of your application.

If you are in agreement with the suggested measures then please complete and sign part 2 of the enclosed form and return the complete document to me as soon as possible. Once we receive this it will be taken that you wish the licensing authority to amend your operating schedule to incorporate the proposed measures. If you have any questions please do not hesitate to contact me.

If you disagree with the suggested measures, then please complete part 3 and return the complete document to me as soon as possible.



If the opening hours as proposed under this application are different to those on the current planning approval, then you should also make an application for variation of hours to planning services . If you operate without planning permission, this may result in a breach of the relevant planning condition. If you wish to discuss this matter further please contact the development enquiry centre 0113 222 4409.

Yours faithfully

A handwritten signature in blue ink that reads "R Teale". The signature is written in a cursive style with a large initial 'R'.

Mrs Rachael Teale  
Senior environmental health officer

Encs

## **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 of Premises: High Farm**

**Address: The High Farm, Farrar Lane, Adel, Leeds, LS16 7AQ**

The premises is situated in a part commercial, part residential area near to Holt Park Shopping Centre. This department has received complaints regarding loud music from June 2009 and the last being May 2010. The complaints related to music noise and use of the outside speakers.

Having considered the application under the Licensing Act 2003 for the above premises, the Leeds City Council's environmental action service considers that the following measures are proportionate and necessary in order to promote the following licensing objective:

- 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 which are Farrar Lane, Holt Way and Holt Drive.
2. The external loudspeakers shall be switched off at 21:00 hours every day. The volume level shall not exceed those set by the Environmental Protection Team.
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 except for access and egress for smoking.
6. The activities of persons using the external areas shall be monitored after 11 pm, for the purpose of smoking, 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.

#### **Transport / Pedestrian Movement**

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. 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:

Dated: 31<sup>st</sup> August 2011

## **PART 2**

**To be completed by the applicant or applicant's representative**

### **Consent for Proposed Controlled Measures under the Licensing Act 2003**

**Name of Premises: High Farm**

**Address: Farrar Lane, Adel, Leeds, LS16 7AQ**

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:

Please return this document to:

Environmental protection team  
Leeds City Council  
Knowsthorpe Gate  
Cross Green  
Leeds LS9 0NP

**PART 3**

**To be completed by the applicant or applicant's representative**

**Proposed Controlled Measures under the Licensing Act 2003**

**Name of Premises: High Farm**

**Address: Farrar Lane, Adel, Leeds, LS16 7AQ**

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  
Knowsthorpe Gate  
Cross Green  
Leeds LS9 0NP



**48 Raynel Drive  
Leeds  
LS16 6BP**

21<sup>st</sup> September 2011

Leeds City Council  
Licensing Section  
Civic Hall  
Leeds

Dear Sir / Madam

**RE: Application by High Farm to Extend Licensed Hours**

I am a 51 year old Mother and Grandmother who has lived in this area for many years and has used the pub regularly over this time.

It is a valuable asset to the community, and although has in the past been troubled with rowdy behavior and drug users the present licensees have spent the past three years getting rid of such persons and cleaned the pub up immensely.

They have done much to support the local community, even having a collection at Christmas and making up Hampers for the Elderly Customers who live alone – there are not many places left who still do such things.

In order for them to compete and continue to attract new customers and keep the business going it is a good thing to have these later hours.

There are gangs of kids roaming the estate causing trouble but perhaps if they felt they could use the High Farm and it had something to offer them and a place to go they would go there and be drinking responsibly rather than being able to buy cheap drink at off licenses.

Without the High Farm, which welcomes people of all ages, children and pets, I would have no place to go where I felt safe to meet with my friends and socialise.

I do not believe that the later hours would cause more disturbance to local people as those of us who use the pub have more respect for the area and it would mean that people would drift off over the last hour or so in smaller groups rather than leaving all at once.

I think that you should give them a chance to prove that they are responsible and help them in their efforts to keep this pub alive.

Yours truly,

Lindsay Beanland



145 Knap Yard  
Harewood Estate  
Harewood, Leeds  
LS17 9LF  
Tel- 0113 218 1226  
Mob-079 1770 1153  
[Email-lbantawa@hotmail.com](mailto:Email-lbantawa@hotmail.com)

**To whom it may concern**

**22 September 2011**

Dear Sir/Madam

We have been using the High Farm pub for almost 4 years in order to conduct most of our Leeds Nepalese Community (LNC) events and I have never had any problems throughout these years. The High Farm pub owner has helped and supported us immensely to help our community integrate with the local community.

At all times I have found the pub to be at excellent standards as it is always clean and the areas surroundings to be neat and tidy. Most of our community events fall on the weekends therefore; I strongly believe in order to boost the our local pub economy it would be greatly appreciated if the local authority could extend the pub opening hours as requested by landlord.

Yours truly

Mr. Laxmi Bhakta Bantawa-MBE  
Chairman of LNC

Our Ref: GM/DJ  
22 September 2011

Dear Mr Nelson

I am writing in relation to the High Farm pub's application for an extension of opening hours, which I understand will be heard before the Licensing Sub Committee on 26 September.

The pub has applied to extend their opening hours to 11.30pm on Sundays and until 2.00am on Fridays and Saturdays. As you may be aware the High Farm is next to my constituency office and I have had regular contact with the owners. I supported the pub in their Cask Marque award.

The High Farm is a historic local building with a fantastic function room that is currently underused. The extension of their opening hours will allow the pub to increase its business and remain viable, ensuring that this community hub remains open.

The High Farm is an excellent local pub with an older clientele. The pub is looking to enhance the work they already do and the extension of their opening hours would allow them to use their function room more effectively. Many events that could potentially be hosted in the function room would require the extension of the pub's opening hours. The pub have organised numerous charity events, notably for Help the Heroes and the local Ghurkhas, and the extension of the pub's opening hours would allow them to host similar events in the function room, as well as allowing the room to be used by a larger number of local organisations on a more frequent basis.

The High Farm are aware of some noise nuisance in the area but feel that the pub is a great local amenity, which allows the local residents to drink in a safe and social environment. The pub would continue to strictly monitor the level of noise nuisance in the vicinity, but I understand that a large proportion of noise nuisance and anti-social behaviour incidents attributed to the High Farm are often caused by customers from either venues in Leeds City Centre or other local establishments and many problems are also caused by drinks bought elsewhere. I am sure that Leeds City Council will be aware that there have been problems with younger people in the area, but I feel it is clear that they do not drink at the High Farm. Indeed I understand that the High Farm have themselves made complaints about noise from the nearby car park, which is owned by the city council.

Throughout the last two years Tim and Tina have worked hard to involve the local community, in a controlled and positive way, and these efforts have helped to significantly improve the area. They have established a fantastic community pub, and have ensured that

*Please reply to Constituency Office*

problems previously related to the pub have been resolved. A number of the residents of the sheltered housing complex at Farrar Lane have noted the recent improvements in the area.

The outside of the High Farm is kept clean and broken glass - which can happen occasionally be it from the pub's own customers or outsiders - is swept up regularly. There are pathways adjacent to the pub, which are not their property, but are often littered and this is mainly as a result of products bought elsewhere not at the High Farm. In addition the police have made no objections to the High Farm's application.

I understand that a large number of local residents, who live in the close vicinity of the pub and who would be most adversely affected by potential disturbances, have signed a petition in support of the pub and their application.

Thank you for your attention.

Yours sincerely,

A handwritten signature in black ink, reading "Greg Mulholland". The signature is written in a cursive style with a large initial 'G' and a long, sweeping underline.

**Greg Mulholland MP**  
Member of Parliament for Leeds North West

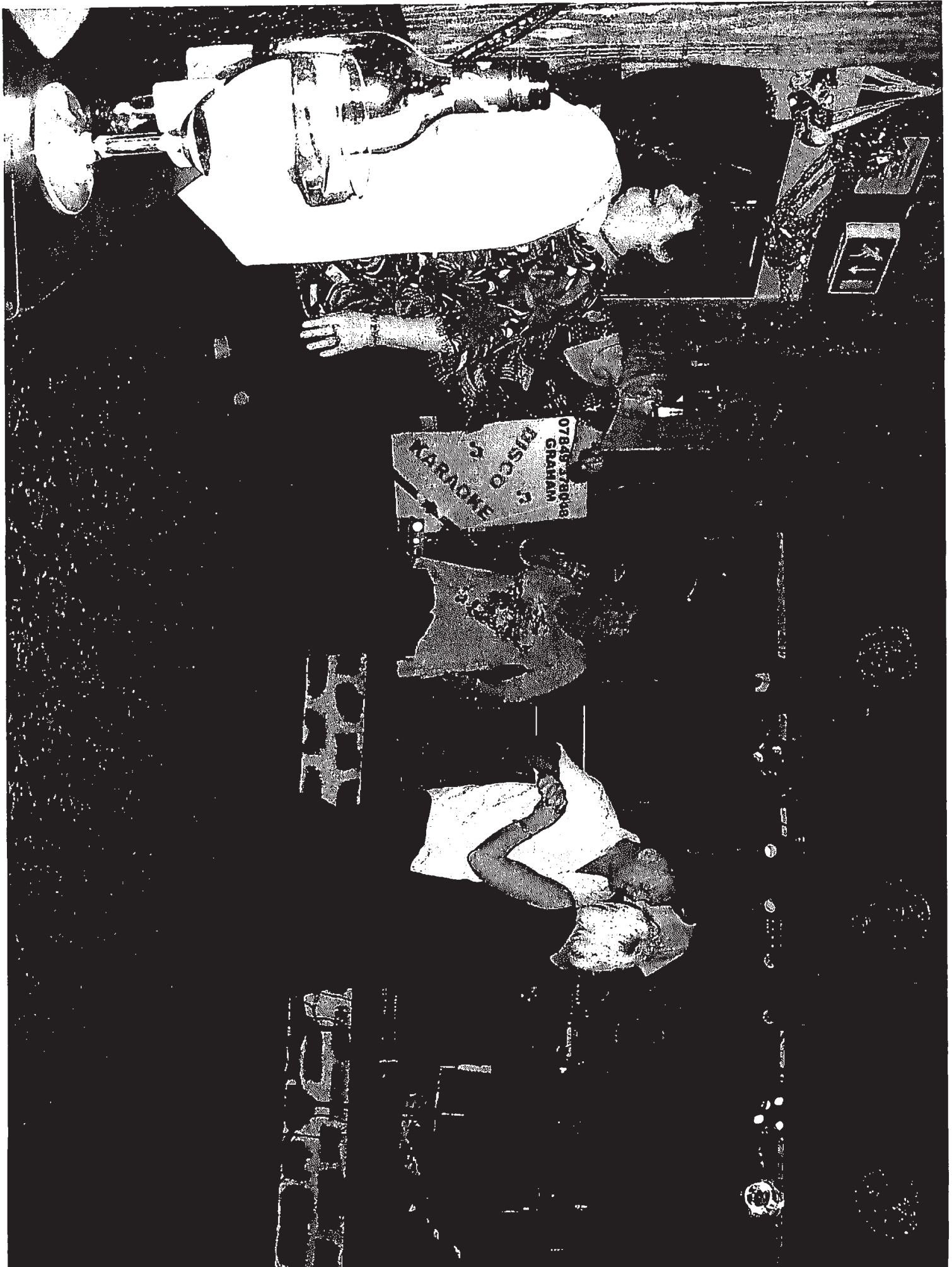




















# THE LAWNSWOOD ARMS WHAT'S ON

## XMAS MENU LAUNCH WEEKEND 26th-29th AUGUST

- FREE BOTTLE OF WINE EARLY BOOKING INCENTIVE
- STAFF FANCY DRESS
- XMAS MUSIC
- ROAST TURKEY DINNERS AVAILABLE

Saturday 17th September  
Race Night & DJ with bar till 1am

Saturday 1st October  
Buddy Holly Rock & Roll Legend Show

Saturday 8th October  
DJ Night with bar till 1am

Saturday 15th October  
Soul & Motown Night

Saturday 22nd October  
Race Night & DJ with bar till 1am

Saturday 29th October  
**HALLOWEEN FANCY  
DRESS PARTY**

Disco & bar till 1am.

Saturday 12th November  
DJ Night with bar till 1am

Friday 18th November  
**CHARITY DINNER EVENING**  
starring

**DEAN MARTIN Tribute Act**  
In aid of The Brain Tumour Research &  
Support across Yorkshire incorporating  
Andrea's Gift (bookings only, including  
4 course meal with entertainment)  
**only £17.99 per person.**

**Saturday Disco  
Party Nights**

26th November, 3rd, 10th  
and 17th December  
with disco & bar until 1am.

THE LAWNSWOOD ARMS  
OTLEY ROAD, LEEDS  
LS16 7PH, T: 01132 671823  
EMAIL: LAWNSWOOD.ARMS.6699@SPIRITPUBCOMPANY.COM  
WEB: WWW.FAYRE-SQUARE.COM - SEARCH LAWNSWOOD  
FACEBOOK: SEARCH GROUP "THE LAWNSWOOD ARMS"





# THE LAWNWOOD ARMS WHAT'S ON

PARTY TRIBUTE NIGHTS  
ALL INCLUDE A 3 COURSE MEAL  
DJ & BAR UNTIL 1AM

**ONLY £14.99**

[PER PERSON, EACH NIGHT]  
BOOKINGS ONLY

Friday 23rd September  
Rod Stewart Tribute Party Night

Saturday 26th November  
Michael Buble Tribute Party Night

Saturday 3rd December  
David Bowie Tribute Party Night

Saturday 10th December  
Meatloaf Tribute Party Night

Saturday 17th December  
A Tribute To The 80's

New Years Eve  
Family Party Night

Ticket Only - Doors Open @ 7pm  
(Adults £15 - Children £7.50)

Includes Buffet & Disco

**XMAS MEAL BOOKINGS  
NOW AVAILABLE**

3 Course Xmas Foyre Menu - Only £11.99  
4 Course Xmas Day Menu - Only £37.99  
3 Course Boxing Day Menu - Only £19.99

Buttles Also Available From Only £8.99

WEEKLY QUIZ NIGHTS ON TUESDAY  
WEDNESDAY & THURSDAY FROM 9.30PM  
XMAS QUIZ 21ST & 22ND DECEMBER



NAME	ADDRESS	AGE	No of times visit pub in a week	Signature
WAYNE DIXON	37 RAYNEL MOUNT	47	7	W Dixon
KATH TATE	" " "	56	7	K. Tate
PAUL NOTT	1 RAYNEL GREEN	30	4	P. Nott
CRALI BLANCE	73 RAYNEL DRIVE	29	4	C. Blance
PAUL WHITEHOUSE	23 COOKRIDGE AVE	62	6	P. Whitehouse
PETER PERRY	66 HAYDEN CHASE	68	2	P. Perry
GEORGE GRIFFIN	23 IVESON BISH	54	7	G. Griffin
CHIVE BRAY	LOCAL	59	5	C. Bray
Michael Wright	High Farm Cottage, Farrar lane	23	10	M. Wright
Tom MARRISON	The cottage, high farm, Farrar lane	23	4	T. Marrison
TOM KEY	" " "	23	6	T. Key
L. BEANLAND	48 RAYNEL DRIVE LS16 6BP	51	7	L. Beanland
D MUMMELLY	19 TINS HILL LANE LS16 6BU	66	7	D. Mummelly
TERRY LEVYHILL	5 HOLTDALE GREEN L16 7RR	55	8	T. Levyhill

NAME	ADDRESS	AGE	No of times visit pub in a week	Signature
D SPINK	101 RAYNER DRIVE	87	4	D Spink
ANGELA ANDERSON	7 HOLIDAY GREEN 416 R/R	46	4	A ANDERSON
<del>John</del>	8 HOLIDAY AVE	77	7	<del>John</del>
CAROL ASQUITH	93 FARRAR LANE	22	4	Carol
R Seaton	20 Mosely Wood Lane	26	3	R Seaton
I WARD	9 IVESON GARDENS	41	7	I Ward
G ROBERT	31 HOLIDAY ROAD	55	4	G Robert
J NEILL	49 Mosely Wood Lc	53	4	J Neill
M NORT	101 HOLT FARM CLOSE	53	5	M NORT
ERIC MCCARTHY	10, HOLT FARM RISE.	65	7	ERIC MCCARTHY
KATH ADAMS	166, TINSHILL MOUNT.	55	12	KATH ADAMS
STU WILSON	4516 TRT	54	8	Stu
SHARON WILSON	24 HOLIDAY DRIVE	53	4	Sharon
TREVOR HALEY	63, FARRAR LANE	63	4	TREVOR HALEY
KATHLEEN HALEY	" " "	60	4	K M Haley



NAME	ADDRESS	AGE	No of times visit pub in a week	Signature
I. LANGSTAFF	55 FARRAR LANE LS16	60	7	
BEU ADAMS	146 TINSHILL MOUNT Leeds 16.	56	7	B Adams
C. NOET	1 RAYNOL GREEN, Trelanwood, LEEDS 16 LS16 6BT	32	4	
C. Pape	16 Tinshill Mount, Tinshill, LEEDS 16 LS16 7AY	26	4	C. Pape
A. Rice	4 WOODHILL Crescent LEEDS 16 LS16 7BX	34	5	
M. BURGESS	Leeds Rhinos W636L ST. MICHAELS IN LEEDS	46	3	
J. Phipps	43 HOLTDALE GRV	60	3	J. Phipps
J. Anderson	4 LARKMERE CROSS LS16 5DU	48	5	
C. PAGET	11 Iveson Gdns. LS 16.	50	4	
G. PARKIN	6 BLACKWOOD AVE. LS 16	57	4	
K. FLOOD	54 HOLTDALE WAY LS16 7SJ	46	4	
P. Hill	11 HOLTDALE Gdns LS16 7RL	36	3	
E. HOOSON	75 HOLT FARM CLOSE	36	1	
K. KING	" " "	28	1	

NAME	ADDRESS	AGE	No of times visit pub in a week	Signature
BROOY JAMES	15 HOLTDALE AVE L16	43		<i>[Signature]</i>
JANICE SULLIVAN	6 RAYNES GARDENS LS16 6BW	52	7	<i>[Signature]</i>
ANDY CHAZZ	AS ABOVE	48	5	<i>[Signature]</i>
ANDY FLYNN	22 HOLTDALE LS16	38	5	<i>[Signature]</i>
GAIL ASQUITH	93 FAIRFAR LAWF LEBOS LS16 6BD	51	4	<i>[Signature]</i>
GARY ASQUITH	AS ABOVE	52	4	<i>[Signature]</i>