



LICENSING SUB-COMMITTEE

MEETING TO BE HELD IN CIVIC HALL, LEEDS ON

TUESDAY, 20TH MARCH, 2018 AT 10.00 AM

MEMBERSHIP

Councillors

- A Khan - Burmantofts and Richmond Hill;
- C Townsley - Horsforth;
- G Wilkinson - Wetherby;

**Agenda compiled by:
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Civic Hall
LEEDS LS1 1UR
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A G E N D A

Item No	Ward	Item Not Open		Page No
2			<p><u>PRELIMINARY PROCEDURES</u></p> <p>ELECTION OF THE CHAIR</p> <p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	

Item No	Ward	Item Not Open		Page No
3			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1) To highlight reports or appendices which:</p> <p>a) officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>b) To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>c) If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of those parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information</p> <p>2) To note that under the Licensing Procedure rules, the press and the public will be excluded from that part of the hearing where Members will deliberate on each application as it is in the public interest to allow the Members to have a full and frank debate on the matter before them.</p>	
4			<p>LATE ITEMS</p> <p>To identify any applications as late items of business which have been admitted to the agenda for consideration</p> <p>(the special circumstances shall be identified in the minutes)</p>	

Item No	Ward	Item Not Open		Page No
5			<p>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p> <p><u>HEARINGS</u></p>	
6	City and Hunslet		<p>APPLICATION TO VARY A PREMISES LICENCE HELD BY TURTLE BAY, UNIT A14, THE LIGHT, ALBION STREET, LEEDS, LS1 8TL</p> <p>To receive the report of the Head of Elections, Licensing and Registration on an application to vary the premises licence held by Turtle Bay Restaurants Limited for Turtle Bay, Unit A14, The Light, Albion Street, Leeds, LS1 8TL.</p> <p>(Report attached)</p> <p><u>Third Party Recording</u></p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties – code of practice</p> <ol style="list-style-type: none"> a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete. 	1 - 96



Report author: Mr Matthew Nelson
0113 378 5029

Report of the Head of Elections, Licensing and Registration

Report to the Licensing Sub Committee

Date: Tuesday 20th March 2018

Subject: Application to Vary a Premises Licence Held by Turtle Bay, Unit A14, The Light, Albion Street, Leeds, LS1 8TL

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): City & Hunslet		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of Main Issues

This is an application to vary the premises licence held by Turtle Bay Restaurants Limited for Turtle Bay, Unit A14, The Light, Albion Street, Leeds, LS1 8TL.

This application is made to extend the terminal hour of each current licensable activity on Friday and Saturday evenings.

It should be noted that these premises reside within the 'Red Zone' of the Leeds City Centre Cumulative Impact Area.

A previous application to vary the premises licence was considered by the Licensing Sub Committee on the 27th June 2017 and refused entirely following careful consideration. On this occasion the applicant has provided additional information to help alleviate concerns with the premises location in the Cumulative Impact Area.

Responsible authorities and Ward Members have been notified of this application.

Representations opposing the application entirely have been received from West Yorkshire Police and the Licensing Authority.

1 Purpose of this Report

- 1.1 To advise Members of an application made under Section 34 of the Licensing Act 2003 ("the Act") to vary a premises licence in respect of the above mentioned premises.
- 1.2 Members are required to consider this application due to the receipt of representations.

2 History of Premises

- 2.1 An application for the initial grant of this premises licence was received on the 20th April 2015.
- 2.2 The application attracted outright objections from both West Yorkshire Police and the Licensing Authority due to the premises location within the 'Red Zone' of the Leeds City Centre Cumulative Impact Area. A representation was also received from the Environmental Protection Team that suggested added measures to uphold the prevention of public nuisance licensing objective. These were agreed prior to the application being heard.
- 2.3 Members considered the representations from West Yorkshire Police and the Licensing Authority at hearing on 16th June 2015. In accordance with the evidence heard, Members resolved to grant the application subject to a number of amendments to the operating schedule.
- 2.4 These amendments included a reduction in hours for both licensable activities and the opening hours of the premises, the implementation of further conditions in relation to a minimum number of covers, a full meals menu and waiter/waitress service being available, prohibiting entry to the premises beyond midnight and the use of the Albion Street outside seating area ceasing at 22:00 hours.
- 2.5 An application to vary the existing premises licence was received by the Licensing Department on 2nd May 2017. This application proposed to extend the terminal hour for licensable activities and similar to initial application, it attracted representations from West Yorkshire Police and the Licensing Authority objecting entirely on the grounds of the Cumulative Impact Policy.
- 2.6 Members on this occasion determined to reject the application on the grounds that to do so was appropriate for the promotion of the Licensing objectives.
- 2.7 Details of the current premises licence can be viewed at Appendix A of this report. This includes the currently permitted licensable activities/hours and all measures within the operating schedule.

3 The Application

3.1 The applicant is Turtle Bay Restaurants Limited.

3.2 In brief the application is to:

- To permit the sale of alcohol and recorded music until 01:00 hours on Fridays and Saturdays;
- To permit the provision of Late Night Refreshment until 01:30 hours Fridays and Saturdays;
- To permit the opening hours of the premises until 01:30 hours on Friday and Saturdays.

3.3 The applicant acknowledges the premises location within the 'Red Zone' of the Impact Policy and has included supplementary documentation to demonstrate how the premises will not add to the effects that are currently being experienced in that area. These documents include a cumulative impact statement, a dispersal policy and licensing presentation on the background, branding and style of operation. Member's attention is drawn to Appendix B.

4 The Operating Schedule

4.1 The applicant considers that the existing measures are sufficient to promote the licensing objectives and no further measures are necessary. It also explains that there is no intention to amend the condition regarding the restriction on entry beyond midnight.

5 Location

5.1 A map which identifies the location of these premises is attached at Appendix C.

6 Representations

6.1 Under the Act representations can be received from responsible authorities or other persons. Representations must be relevant and, in the case of another person, must not be frivolous or vexatious.

Representations from Responsible Authorities

6.2 The representation submitted by West Yorkshire Police expresses concern that an extension of hours for a premises in an area that is already saturated with other licensed premises, will provide an additional opportunity for persons to become intoxicated, remain in the area and add to the effects already being experienced. Member's attention is drawn towards a full copy of this representation at Appendix D of this report.

6.3 The representation made by the Licensing Authority expresses similar concerns as based on the CIP evidence, the severity of the problems being experienced in the area are rising. A copy of the representation can be viewed at Appendix E.

7 Cumulative Impact Policy

- 7.1 The premises are located within the 'Red Zone' of the Leeds City Council Cumulative Impact Area.
- 7.2 Cumulative impact means the potential impact on the promotion of the licensing objectives due to significant number of licensed premises concentrated in one area.
- 7.3 An applicant wishing to vary a licence for premises which fall within any of the cumulative impact areas must identify, through their operating schedule, the steps they intend to take so that the council and responsible authorities can be satisfied that granting this variation would not add to the impact already being experienced.
- 7.4 Details of the cumulative impact policy specific to this area and an outline of the evidence behind the reason for setting this policy is attached at Appendix F.
- 7.5 Members are directed to paragraphs 7.67 to 7.70 of the Statement of Licensing Policy which provides examples of how an application may be considered as demonstrating there will be no impact on the licensing objectives and the matters that the council would not normally take into consideration.

8 Licensing Hours

- 8.1 Members are directed to paragraphs 6.8 to 6.15 for the Statement of Licensing Policy which states the criteria that will be applied to any decision for new applications or variations which include extending hours.
- 8.2 In brief the Policy states at 6.14 that restrictions may be made to the proposed hours of use where, after receiving relevant representations, the council considers it appropriate for the promotion of the licensing objectives to do so. The council will take into account the existing pattern of licensed premises in an area when considering what is appropriate to promote the objectives. Applications which are significantly out of character for a locality will need to demonstrate that granting the hours sought will not impact on the licensing objectives.
- 8.3 A list of premises in the local area and their licensed hours and activities is provided at appendix G.

9 Equality and Diversity Implications

- 9.1 At the time of writing this report there were no implications for equality and diversity. Any decision taken by the licensing subcommittee will be in accordance with the four licensing objectives as prescribed by the Licensing Act 2003.

10 Options Available to Members

10.1 The licensing subcommittee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

- Grant the variation as requested.
- Grant the variation whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates.
- Reject the whole or part of the application.

10.2 Members of the licensing subcommittee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must actually be appropriate in order to promote the licensing objectives.

11 Background Papers

- Guidance issued under s182 Licensing Act 2003
- Statement of Licensing Policy

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Details of premises licence

For: Turtle Bay



This document provides details of the premises licence issued to the stated premises and is not a licence itself.

Licence number: PREM/03610/003

Premises the licence relates to: Turtle Bay, Unit A14 , The Light, Albion Street, Leeds, LS1 8TL

Date licence first effective: 16th June 2015

Date current version effective from: 14th September 2016

Licensable activities authorised by the licence:

Sale by retail of alcohol
Every Day 10:00 - 00:00

Provision of late night refreshment
Every Day 23:00 - 00:30

Performance of recorded music
Every Day 10:00 - 00:00

Opening hours of the premises:

Friday & Saturday 10:00 - 01:00
Sunday to Thursday 10:00 - 00:30

Premises licence holder(s):

Turtle Bay Restaurants Limited, Ampney House, Falcon Close, Quedgeley, Gloucester, GL2 4LS

Designated premises supervisor:

Daniel John Bragger

Access to the premises by children

Access to the premises by children is unrestricted

Annex 1 – Mandatory Conditions

1. Only individuals licensed by the Security Industry Authority may be used at the premises to guard against:-
 - a. unauthorised access or occupation (e.g. through door supervision), or
 - b. outbreaks of disorder, or
 - c. damage
2. No supply of alcohol may be made under this licence
 - a. At a time when there is no designated premises supervisor in respect of the premises licence, or
 - b. At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

- a. games or other activities which require or encourage, or are designed to require or encourage individuals to -
 - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
 - b. provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - c. provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - d. selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorize anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
 - e. dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
 6. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -

- a. a holographic mark, or
- b. an ultraviolet feature.

7. The responsible person must ensure that -

- a. where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - i. beer or cider: ½ pint;
 - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii. still wine in a glass: 125 ml;
- b. these measures are displayed in a menu; price list or other printed material which is available to customers on the premises; and
- c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

8. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

For the purposes of the condition set out in paragraph 1 of this condition -

- a. "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b. "permitted price" is the price found by applying the formula $P = D + (D \times V)$ where -
 - i. P is the permitted price,
 - ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c. "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
 - i. the holder of the premises licence,
 - ii. the designated premises supervisor (if any) in respect of such a licence, or
 - iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- d. "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e. "value added tax" mean value added tax charged in accordance with the Value Added Tax Act 1994.

Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

17. A refusals book will be maintained at the premises, and made available to an officer of a responsible authority upon request.
18. The Premises Licence Holder/DPS will belong to a recognised trade body or Pubwatch scheme where one exists, whose aims include the promotion of the licensing objectives.
19. The premises will implement and utilise as necessary a communication link via radio to other venues in the city centre. This will be the system recognised by the current Business Crime Reduction Partnership for the city, Leeds City Council and West Yorkshire Police.
20. No entry shall be permitted to the premises after midnight (with the exception of returning smokers).
21. Management and staff shall come to an arrangement with a private hire taxi company who will operate a ring back service. Customers will be encouraged to wait inside for their taxis.
22. For the duration of the licence, the premises will operate only as and in the style of a Turtle Bay (unless any alternative arrangement is reached with West Yorkshire Police and the Licensing Authority).
23. The use of the outside seating area on Albion Street shall cease at 22.00.

Public safety

24. A first aid box will be available at the premises at all times.
25. Regular safety checks shall be carried out by staff.
26. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.
27. The premises shall maintain an Incident Log and public liability insurance. The incident log will be made available at the request of an authorised officer.
28. A suitably trained and competent person must ensure regular safety checks of the premises including decorative and functional fixtures, floor surfaces and equipment (including electrical appliances) to which the public may come into contact are undertaken. Records of these safety checks must be kept and made available for inspection by an authorised officer.
29. Empty bottles and glasses will be collected regularly paying particular attention to balcony areas and raised levels.
30. Electrical installations will be inspected on a periodic basis (at least every 3 years or at a frequency specified in writing) by a suitably qualified and competent person. If used, any temporary electrical wiring and distributions will also be inspected. Inspection records/certificates will be kept. These will be made available at the request of an authorised officer.
31. One of the following protective measures shall be used for all socket-outlets which may be used for the connection of lighting, video or sound amplification equipment and display models:
 - a. Each socket-outlet circuit shall be protected by a residual current device having a rated residual operating current not exceeding 30mA; or
 - b. Each individual socket-outlet shall be protected by an integral residual current device having a rated residual operating current not exceeding 30mA.

The current operation of all residual current devices shall be checked regularly by pressing the test button. If the device does not switch off the supply, an electrical contractor should be consulted. At the same time action should be taken to prohibit the use of socket outlets associated with a faulty residual current device.

32. A written spillage policy will be kept to ensure spillages are dealt with in a timely and safe manner.
33. A suitably trained first aider or appointed person will be provided at all times when the premises are open.
34. Where strobes, lasers, smoke machines or other special effects equipment may be used, a written health and safety policy covering all aspects of their use will be provided and staff will be appropriately trained.
35. No strobes, lasers, smoke machines or other special effects will be used at the premises unless there is a clearly displayed warning at the entrance to the premises that such equipment is in use.

The prevention of public nuisance

36. Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises.
37. The exterior of the building shall be cleared of litter at regular intervals.
38. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.
39. A Dispersal and Smoking Policy will be implemented and adhered to.
40. The emptying of bins into skips, and refuse collections will not take place between 11pm and 8am.
41. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
42. Noise from amplified sound or voices will not cause a nuisance to occupants of nearby premises.
43. There shall be no external loudspeakers.
44. Bottles will not be placed in any external receptacle between 11pm and 7am the following day to minimise noise disturbance to neighbouring properties.
45. Noise from plant or machinery shall not cause a nuisance at the nearest noise sensitive premises during operation. Plant and machinery shall be regularly serviced and maintained.
46. The PLH/DPS will ensure patrons using external areas do so in a manner which does not cause disturbance to nearby residents and businesses in the vicinity. Patrons will not use such areas after 11pm including the external dining area, with the exception of smoking.
47. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly.
48. Clear and legible notices will be displayed at exits 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.
49. 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.

Protection of children from harm

50. A "Challenge 21" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 21. The only acceptable photographic driving licences, passports, HM forces cards, or a form of identification with the "PASS" hologram.
51. Staff training will include the Challenge 21 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.
52. Notices advising what forms of ID are acceptable must be displayed.
53. Notices must be displayed in prominent positions indicating that the Challenge 21 policy is in force.

Annex 3 – Conditions attached after a hearing by the licensing authority

The prevention of crime and disorder

54. A minimum of 2 SIA registered door staff shall be employed at the premises from 21:00 until close on Thursday, Friday and Saturday evenings. At all other times, SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS. When employed, door staff will wear high visibility armbands.
55. There shall be a minimum of 132 identifiable covers for customers eating at the premises.
56. There shall be a full meals menu available until 23:00.
57. There shall be waiter and waitress service of food available between 10:00 and 00:30.

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Turtle Bay, The Light, Leeds

Cumulative Impact Statement

Introduction

As noted in the variation application, Turtle Bay Restaurants Limited acknowledge that this premises (or at least part of it) falls within the Red Zone of Leeds City Council's Cumulative Impact Area. However, they are confident that, for the reasons explained in this statement, this application is a genuine exception to that policy, and further that the grant of this application would uphold the aims of Leeds City Council's Statement of Licensing Policy (the "Policy").

We would submit that there is ample evidence to show that this is the case, and we provide that evidence as part of this application.

Background

Turtle Bay was granted its licence at this site in 2015, in the Red Zone, as an exception to the Policy. At the time, Turtle Bay applied for hours for licensable activities until 01:00 on a Friday and Saturday, but the licence was granted until 00:00 daily.

After 17 months trading, in May 2017, Turtle Bay applied to extend hours on a Friday and Saturday until 01:00 (plus 30 minutes dispersal) but this application was refused. The reason for this decision was stated to be the location of the premises in the Red Zone, which creates a presumption against the extension of any existing licences. The Policy states that the Council will only grant applications in the red zone in exceptional cases. In this instance, the Committee did not feel that the application was sufficiently exceptional to rebut the presumption.

We would respectfully submit that this application, seeking an additional hour for licensable activities (and an additional 30 minutes opening) on a Friday and Saturday, is exceptional, as a result of the style of operation of the premises; its trading history; and the conditions

attached to the premises licence currently. As a result of all of these factors, we would suggest that the granting of this application is in line with the Policy, and we set out a detailed analysis of this below.

Style of Operation

It is useful at the outset to examine the unique features of Turtle Bay which meant that the Committee felt able to grant the licence as an exception to policy in 2015. It is clear from the grant of the licence in the Red Zone in itself that Turtle Bay is an exceptional operation.

These factors combine to create a unique premises, which doesn't just not add to cumulative impact, but, we would submit, actually has the capacity to improve the situation by raising the bar.

Turtle Bay is a Caribbean themed restaurant and bar, which has been trading across the country for 7 years, having opened in Milton Keynes in 2010. The vision of the operation is to become the definitive casual Caribbean restaurant in the UK. What Jamie's is to Italian, Wagamama is to Japanese and Las Iguanas is to South American; Turtle Bay is to Caribbean.

The focus of the operation is on fresh, quality food. Indeed, no more than 10% of takings per site come from customers using the bar for drinks only. Turtle Bay sites have A3 planning use with ancillary bar.

Whilst it is not reasonably practicable for the sites to operate by only serving alcohol to customers taking a meal, Turtle Bay is genuinely a food led premises and the proportion of those attending the premises for drinks only is very small. Turtle Bay like to offer people the opportunity to come and sit at their bar and enjoy a drink or two so that they can see what Turtle Bay is all about and hopefully be enticed to dine, or come back and enjoy their food in the future. They also have no issue with a group of people coming to eat at the premises but, for example, one or two members of the group deciding not to eat and accompanying the party to enjoy a drink. However, generally the people visiting Turtle Bay will be doing so to eat. They believe that this relaxed approach reflects the modern, less formal way that large sections of the public now wish to dine.

Turtle Bay attracts a wide range of customers, of all ages and walks of life – young and old, male and female, couples, groups and families.

Turtle Bay is unashamedly family friendly, offering children's dishes on their extensive menu.

The customers of Turtle Bay visit for a casual dining experience, this is certainly not a vertical drinking venue. It does not attract large groups of young people attending the premises for the purpose of drinking.

It is as a result of this that Turtle Bay premises across the country trade, to the hours sought in this application, in various cumulative impact zones (such as York, Liverpool, Bristol, Derby, Cardiff, London, Oxford, Nottingham, Newcastle, Norwich and Bournemouth) without negatively impacting upon the licensing objectives.

Furthermore, there are extensive and comprehensive conditions attached to this licence that ensure that this style of operation is maintained, as follows:

- Full CCTV conditions;
- SIA requirements;
- Last entry condition;
- Concept condition meaning the premises must continue to trade in the style of Turtle Bay;
- Restricted timings for outside seating;
- Dispersal and smoking policies;
- Minimum number of identifiable covers;
- Full meals menu; and
- Waiter and waitress service available.

Indeed, it is this unique combination of factors and conditions that ensures the premises does not contribute to the cumulative impact experienced in the Red Zone in Leeds, and indeed we argued at the time of the initial premises licence application that this would be the case.

However, one of the reasons that the Committee referred to in their initial decision to grant the licence to midnight only was the fact that we could not prove that our other establishments had ‘no detrimental impact on the cities in which they are located’. Further, of course they did not have any actual evidence of Turtle Bay’s tried and tested formula trading in Leeds city centre. This is, of course, no longer the case.

Trading Experience

Turtle Bay has now been trading in Leeds almost 2 years. During the previous hearing in relation to the proposed extension to hours referred to above, West Yorkshire Police produced additional evidence in relation to this premises which provided details of its trading history.

Prior to and following submission of the previous application, WYP visited the premises twice, and whilst there were technical issues with a lack of BACIL radio and CCTV not recording for the requisite period of time (both of which were addressed immediately), both visit logs noted that there was no drunkenness in the premises. Nothing negative in terms of customer behaviour was noted in these logs.

They also provided a list of crimes specific to Turtle Bay’s venue recorded between January 2016 and the date of the hearing. Every single one of these offences was a property offence – e.g. theft or making off without payment. There was not a single incident of aggression, violence or disorder noted in relation to Turtle Bay.

We would submit that this very fact; the absence of a single incident of violence or disorder in relation to a licensed premises in the heart of a city centre, in a cumulative impact zone, is in itself demonstrative of the exceptional nature of Turtle Bay’s operation.

To support this conclusion, we submitted a Freedom of Information Act 2000 request for a list of the dates, numbers and types of crimes recorded at other venues in the Red Zone from

January 2016 onwards (i.e. the time period in respect of which WYP provided crime statistics for Turtle Bay). Please see below a list of some of those venues, and the number of incidents of offences cited as either violence against the person, public order offences, possession of weapons, arson/criminal damage, or sexual offences. As well as these, there were also a number of thefts/other property offences at these premises, as per the experience at Turtle Bay.

Venue	Number of Offences
Players Bar, 123 Albion Street	32
Pryzm, 16-18 Woodhouse Lane	54
Red Hot World Buffet, 44-48 The Headrow	4
Tiger Tiger, 117 Albion Street	37
Bierkeller, 1 South Parade	4
Yate's, 43 Woodhouse Lane	38
Miller & Carter, 56-58 The Headrow	1
Shooters, 123 The Headrow	2
Subway, 114 Albion Street	13
McDonalds, Merrion Street	1
The Picturehouse, 82-90 Merrion Street	7
The Hedley Verity, 43 Woodhouse Lane	4

As can be seen, there are some premises, of a very different type to Turtle Bay, with an exceptionally high number of violence/disorder related offences. The nature of Turtle Bay as a restaurant with bar, rather than a bar or a nightclub explains this discrepancy. However, it is also interesting to note that even some premises which are also food led (Red Hot World Buffet, Miller & Carter) experienced at least 1 incident of violence/disorder. The absence of a single such offence at Turtle Bay clearly highlights that its unique style of operation is achieving exceptional results in terms of upholding the licensing objectives.

Furthermore, not only does the premises have evidence that it can trade within the terms of its current licence without negatively impacting upon the licensing objectives, it also has considerable evidence that it can trade to the extended hours sought in this application without negative impact.

Turtle Bay has traded until 01:00 (plus 30 minutes for late night refreshment and dispersal) the following morning under temporary events notices on the following days:

- 2nd and 3rd December 2016
- 10th and 11th December 2016
- 17th and 18th December 2016
- 24th and 25th March 2017
- 31st March and 1st April 2017
- 7th and 8th April 2017
- 14th and 15th April 2017
- 21st and 22nd April 2017
- 28th and 29th April 2017

None of these dates appear on the list of crimes submitted as part of the police evidence referred to above. The premises did not receive a single complaint or even visit from a responsible authority on any of these dates. It is therefore clear that the premises did not cause a problem, or negatively contribute to cumulative impact when it traded later than its usual hours on those dates.

As such, there is no evidence to suggest that if it were permitted to trade until 01:00 (plus 30 minutes) every Friday and Saturday that there would be any negative cumulative impact. Again, this clear evidence of a lack of cumulative impact must surely be considered exceptional.

If the premises, and the application, is considered exceptional, then Leeds City Council would be acting entirely in accordance with the Policy in granting this application, notwithstanding its location in the Red Zone, as this of course rebuts the presumption against grant. Further, we would submit that Turtle Bay as a premises in general, and the grant of this application specifically, is entirely in accordance with and upholds the aims of the Policy.

Policy

Section 1

The starting point of the Policy is set out in paragraph 1.5, which states that the Council ‘adopts the overall approach of encouraging the responsible promotion of licensed activities’. As per the evidence above, Turtle Bay has demonstrated that it is entirely capable of delivering licensable activities responsibly, and as such their operation should be encouraged and supported.

Paragraph 1.13 provides that applicants for premises licences should be aware of the expectations of the licensing authority and responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and should demonstrate their knowledge of the local area. We would refer to the extensive conditions currently attached to the premises licence as outlined above which demonstrate the steps we take to uphold the licensing objectives.

Our knowledge of the local area is of course based upon our experience of trading at the premises, and this includes knowledge of the other premises around us. We have no desire to become a nightclub, or even a pure bar, and attract the sorts of problems that are associated with those sorts of premises (as can be seen from the incidents tabled above). However, we do believe that there is a continuing demand for our premises in the area, for a food led, more casual premises where customers can enjoy a relaxed evening out. It is our experience in this area that some customers want to eat at relatively late hours, particularly at the weekends, and then want to dwell for a drink or two before going home, rather than moving on to the other premises in the area. This is precisely why we seek the extra hour for the licensable activities applied for in this application.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Section 2

Section 2 of the Policy deals with the Council's vision for Leeds. It has sought, and we believe has been successful in this aim, to establish Leeds as a major European city, and cultural and social centre. We believe that well run, attractive and vibrant licensed premises like Turtle Bay make an important contribution to this. The Policy refers to Leeds as a city with many cultures, races and faiths, and it is very important to us that we are one of the only premises providing traditional Caribbean food, appealing both to customers from that background and to customers who want to experience that culture. As well as providing the traditional food, we believe that we create an authentic Caribbean atmosphere. This atmosphere ties in with our relaxed ethos, which is behind our desire for our customers to be able to dwell with us a little longer at the weekends.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Section 3

Section 3 deals with the integration of the Policy with other guidance, policies and strategies. This section refers to the Vision for Leeds 2011 to 2030 which cites the key aim of making Leeds the best city in the UK. This means that Leeds is to be fair, open and welcoming; prosperous and sustainable; and successful. We believe that this is achieved by supporting successful and responsible businesses which make a valuable contribution to the city centre.

It goes on to state that Leeds must continue to be a forward looking city, and we are of the view that this means that it must adapt to trends in terms of the leisure and hospitality industry. We would say that, in our view, it is increasingly the case that premises do not fall into such distinct categories of restaurant or bar; somewhere where you just go for a drink or somewhere where you just go for a meal. Customers of Turtle Bay will, most often, visit for a meal but sometimes they will visit for a drink, and sometimes they will have drinks before or after a meal. We find that there is a demand for customers to dwell later to do this on a Friday and Saturday, and we would like to be able to cater for that demand in Leeds, subject of course to ensuring that this will not cause a negative impact, which experience from trading under TENs has shown is the case.

This section also refers to Leeds' Child Friendly Policy, and specifically to the wish that children in the city have friendly places to go. As noted above, Turtle Bay is absolutely a child and family friendly premises, and families dine with us on a regular basis.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Section 4

As is confirmed by this section, it is for Turtle Bay as applicants to decide the measures to suggest in our operating schedule to promote the licensing objectives. The measures that were proposed in the initial application for this licence are now conditions attached to the premises licence as detailed above. There is no proposal to change or remove any of these conditions, and they will apply equally during the extended hours sought. We would therefore submit that these measures are sufficient to promote the licensing objectives, both currently and during the extended hours.

This section goes on to state that the Council will look to impose conditions to regulate behaviour on licensed premises with a view to the prevention of crime and disorder in and in the immediate vicinity of the premises. It is clear that this has been successful in relation to Turtle Bay given the crime statistics referenced above, and there is no reason to think that this would change simply by reason of one additional hour two nights a week.

The suggested conditions targeted on deterrence outlined at paragraph 4.11 are all included in the premises current licence (CCTV, door supervision, BACIL radio, pub watch membership), with the exception of a capacity limit which is more properly determined by a fire risk assessment. However, reference to a capacity limit is to where it is necessary to prevent overcrowding likely to lead to disorder and violence. Firstly, the premises is not associated with disorder and violence. Secondly, the predominately seated nature of the premises prevents possible overcrowding.

As well as crime and disorder, this section deals of course with the other three licensing objectives. However, it is notable that there was no Environmental Protection, Health and Safety, Safeguarding Board or any other responsible authority objection to the previous

application. The objections came from West Yorkshire Police and their concerns from a crime and disorder perspective were supported by the Licensing Authority. There have been no noise complaints made in relation to the premises since it began trading.

Nor have there been any concerns with respect to any underage sales or any other harm to children. Indeed, the police visit logs referred to above confirm that ID checks were being carried out, challenge 21 posters were displayed and there were no underage drink issues. In any case, as per the above in reference to the Leeds Child Friendly Policy, the premises is family friendly and welcomes children, subject to sensible restrictions in terms of times.

The existing premises licence does have extensive and comprehensive conditions which deal with all four of the licensing objectives. Again, these conditions will continue to apply and be adhered to if the premises is permitted to trade these additional hours.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Section 5

This deals with the general principles of the Policy, and the key message here is delivered in paragraph 5.1. This states that in determining a licensing application ‘the overriding principle will be that each application will be determined on its own merits’. We would submit that the specific merits of this application, specifically in terms of the evidence of Turtle Bay’s exemplary trading record and the fact that its style of operation clearly does not and has not impacted negatively upon the licensing objectives (including when trading to the hours proposed under TENs), mean that the grant of it would be entirely in accordance with the Policy.

At paragraph 5.6, the Policy states that the ‘requirement to promote the licensing objectives will be the paramount consideration’. We have provided substantial evidence that Turtle Bay does promote the licensing objectives, and will continue to do so if permitted to trade these extra hours.

Paragraph 5.7 refers to the factors to be taken into account when looking at the impact of licensed premises. These are as follows:

- The style of operation, number of customers and customer profile.
 - These items have been detailed above, and we have provided evidence that our style of operation means that our premises does not impact negatively.
- The location of the premises and the proximity of noise sensitive properties.
 - The premises is located on the cusp of the Red Zone and the Amber Zone, and we suspect that the previous application would not have been the subject of a contested hearing if it were located entirely in the Amber Zone. Whilst it is in the Red Zone, it is very different to a number of the other premises located near to it and offers an attractive alternative to those high volume vertical drinking premises.
- The proposed hours of operation.
 - We seek an additional hour for licensable activities two days a week, and only an additional half hours opening, as the premises is already permitted to open until 01:00 on the days in question. We have proved our ability to trade to these hours without negative impact upon the licensing objectives.
- The transport arrangements for customers attending or leaving the premises and any possible impact on local residents and businesses.
 - The premises is located in an excellent position for transport and has an arrangement with a local taxi firm which operates a ring back service. The premises has never had any complaints in respect of its operation from local residents or businesses.
- Any proposed methods for the dispersal of customers.
 - The premises has a dispersal policy, a copy of which is attached to this application.
- The scope for mitigating any impact.
 - We would submit that it is shown that the premises has not had any negative impact.
- The extent to which the applicant has offered conditions to mitigate the impact.
 - These conditions are already attached to the premises licence, as outlined above.

- How often the activity occurs.
 - The premises proposes to open for an additional hour twice a week, and has, over an extended period of time in 2016 and 2017, proved its ability to do so.

Paragraph 5.8 states that in any application for variation the Council may also take account of 'past demonstrable adverse impact'. We would submit that it must therefore follow that the Council may also take account of past demonstrable positive impact, evidence of which has been provided above.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Section 6

Whilst the Policy confirms that licensing committees are not bound by decisions made by planning committees and vice versa, it does also state that officers can consider discussion with their planning counterparts. We would highlight that the premises has, and will continue to have A3 planning permission, and would never seek to change this to A4. As such, notwithstanding the proposed extension to hours, the premises would still have to trade predominately as a restaurant.

Furthermore, it is worth noting that there is no hours restriction attached to the planning permission for the premises.

This section also deals with licensing hours and suggests, at paragraph 6.9, that in some circumstances staggered licensing hours with regards to the sale of alcohol are important to ensure that the concentration of customers leaving premises simultaneously is reduced. This extension to hours would by no means bring our premises in line with the late night premises in area which disperse at 03:00 or 04:00 or even later. Furthermore, given our last entry time of midnight, we believe that this extension of hours to 01:00 plus 30 minutes dispersal would naturally create a more gradual dispersal from the premises, as customers will be dispersing over a period of an hour and a half.

It goes on to state that premises can impact adversely on the surrounding area due to disturbance or crime and disorder. However, across the country and in Leeds, these issues simply are not associated with Turtle Bay. Customers are overwhelmingly mature and discerning and not the sort of people who would behave in an anti-social manner. Indeed, if there have been no incidents of crime and disorder at or in the vicinity of the premises itself, it follows that it is highly unlikely that our customers are causing crime and/or disorder elsewhere.

Crucially, the Policy states that the Council supports ‘the development of a wide ranging and culturally diverse night-time economy, where this can be achieved whilst promoting the four licensing objectives’. We would submit that Turtle Bay adds to the cultural diversity of the night-time economy, and absolutely does do this whilst promoting the licensing objectives. Paragraph 6.12 goes on to state that this will be the paramount consideration at all times.

Paragraph 6.13 states that the Council will only grant hours of proposed use where the operating schedule demonstrates that the application has properly considered what is appropriate for the area, the potential effect on the licensing objectives is not significant and the operating schedule demonstrates that the applicant is taking appropriate steps to minimise any adverse impact. We have considered and are acutely aware of what is appropriate for the area, we have demonstrated that trading to these hours does not impact upon the licensing objectives. There are extensive steps set out by way of the conditions currently attached to our premises licence.

When considering hours, the Policy goes on to state that restrictions may be made to proposed hours of use when it is appropriate for the promotion of the licensing objectives to do so. This was the route that the Council took when initially granting the licence, but we have now presented the Council with evidence that this restriction to midnight is not necessary on a Friday and Saturday, and that 01:00 can be traded without negative impact. It also states that applications which are significantly out of character for a locality will need to demonstrate that the hours sought will not impact negatively. We would suggest that the hours are not out of character, indeed, if anything, the hours proposed are lesser than those of other premises in the area, and that we have demonstrated that this will not impact negatively.

This section also refers to drinking up time, and suggest that a 30 minute period will assist in gradual dispersal of customers and reduce the impact on the area. We have incorporated a 30 minute dispersal period, and, given the last entry time, as noted above, there will actually be a one hour and 30 minute period in which no new customers will be permitted.

The importance of operating schedules is highlighted in this section, and our operating schedule submitted with the initial application can be seen by way of the conditions attached to the licence. We also agreed additional conditions with the responsible authorities to provide further comfort. Again, we would emphasise that none of these conditions are changing and will continue to be adhered to. When drafting our initial operating schedule, we considered all matters referred to at paragraph 6.24, and it is clear from the lack of incidents at the premises that these conditions were appropriate and have been successful in ensuring that the licensing objectives are upheld.

Again in relation to dispersal, the Policy refers to a concern that a lack of transport provision in the city centre contributes to incidents of disorder. Turtle Bay has not experienced any incidents of disorder, and dispersal from the premises is very carefully managed by staff and door staff. More often than not, customers do get taxis home and staff always encourage customers to wait inside for their taxis until they arrive.

The Policy states that the Council is acutely aware of the link between the supply of alcohol that is subject to promotions, which leads to excessive consumption, and incidents of crime and disorder. In terms of promotions, the only offer run at the premises is for two-for-one cocktails during certain hours. However, the cocktails are premium priced in any case and are low ABV given the non-alcoholic drinks included in them. The average Turtle Bay cocktail contains 2 units of alcohol. There is no question that this promotion is responsible. Furthermore, the premises, being food focussed, is not one that customers visit and become excessively intoxicated. First of all, that is not the sort of experience that Turtle Bay customers are looking for, and secondly Turtle Bay would not permit their customers to become excessively intoxicated on the premises, whatever time it may be.

The Council also recommends that all persons employed on a licensed premises who are engaged in the sale of alcohol be encourage to attend training programmes to raise their awareness. This is absolutely the case at Turtle Bay. Staff are trained comprehensively, with

stringent internal requirements, and this is documented and recorded diligently. Turtle Bay has dedicated openings teams who spend up to 6 weeks on every new opening, taking all new staff through a thorough and bespoke training programme covering all aspects of customer service and licensing, and all managers undergo personal licence training. The company also employs a Learning & Development Manager who has overall responsibility for the delivery of training. This is done with the help of Shield Yourself, who are employed by Turtle Bay to ensure that all regular compliance requirements are met in good time.

The fact that Turtle Bay's estate trades without impact upon the licensing objectives is testament to the standards of management and training that are maintained.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Section 7

This section details the cumulative impact policy by which this application is caught. It is clear from the preceding discussion that Turtle Bay as a premises, and in particular the grant of this application, is in accordance with the Policy. We understand that in order to be in accordance with the cumulative impact policy, this application can only be granted if the presumption against this can be rebutted.

This is rebutted if we can satisfy the Council that granting the application will not add to the cumulative impact being experienced. We would suggest that the evidence provided above is sufficient to satisfy the Council that this is the case. Indeed, the Policy states, at paragraph 7.7 that a cumulative impact policy should not be absolute. It states that an application which is unlikely to add to cumulative impact may be granted. We have not just demonstrated that this is unlikely, but rather that it simply will not happen.

Further, the Policy acknowledges that the impact can be expected to be different for premises with different styles and characteristics. We would submit that the specific characteristics of Turtle Bay, as outlined above, mean that the impact of the premises is not and will not be negative.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

Conclusion

Whilst we appreciate that the premises falls within the Red Zone, and that applications will therefore only be granted in exceptional circumstances, we are of the belief that all the matters detailed in this statement do amount to an exceptional circumstance which justifies grant. The premises has an exceptional style of operation which is not just unlikely to add to cumulative impact, but more importantly, is proven not to do so.

TURTLE BAY THE LIGHT LEEDS

DISPERSAL POLICY

The purpose of this Dispersal Policy is to ensure, so far as it is possible, that minimum disturbance or nuisance is caused to our neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour. This will be achieved by exercising pro-active measures towards and at the end of the evening.

By ensuring that this Dispersal Policy document is brought to the attention of Management and Staff we will seek to encourage the efficient, controlled and safe dispersal of our patrons during our closing period.

1. At the end of the evening management and staff will assist with the orderly and gradual dispersal of patrons.
2. Staff Members (including door personnel when employed) will advise patrons to leave the premises quickly and quietly out of respect for our neighbours.
3. Notices will be displayed requesting our customers to leave quietly and in an orderly manner out of consideration to neighbours and their attention will be drawn to these notices by members of staff.
4. We will ensure the removal of all bottles and drinking receptacles from any patron before exiting the premises (this does not apply in the case of consumption in any delineated external drinking area).
5. We will actively discourage our customers from assembling outside the premises at the end of the evening.



Turtle Bay
Caribbean social

**LICENSING
PRESENTATION**

**14, The Light, The Headrow,
Leeds LS1 8TL**



THE IDEA

Caribbean

The Caribbean means a lot of things to a lot of people. It incorporates a mixture of cultures from across the globe but many common themes prevail; a laid-back and colourful culture, a proud music heritage and of course delicious, spicy food.

Turtle Bay pays homage to this; from colourful interiors which fuse Caribbean culture with the individual location's history, to a menu inspired by the beach shacks and street hawkers from across the Caribbean islands.

Spicy Food

Spicy food is one of the fastest growing areas of the food service sector. We are unashamedly spicy. Turtle Bay's spicy food is different in flavour, profile and delivery to others in the market such as Indian, Mexican, Thai and Piri-Piri. It is more than chilli-hot; it is a complex spiciness, which is addictive and memorable.

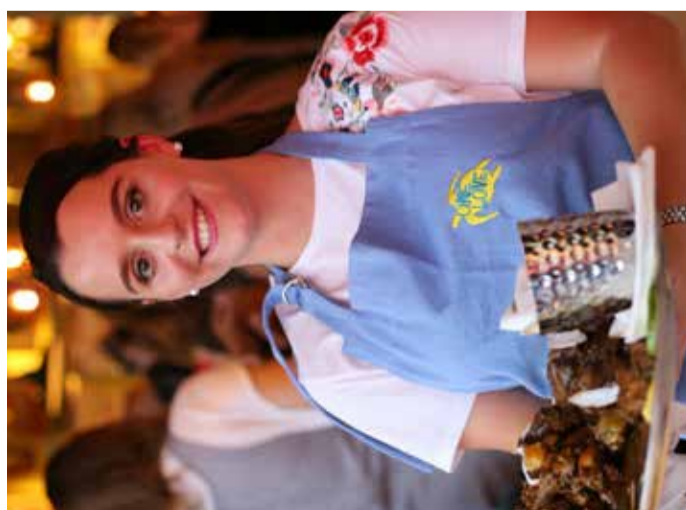
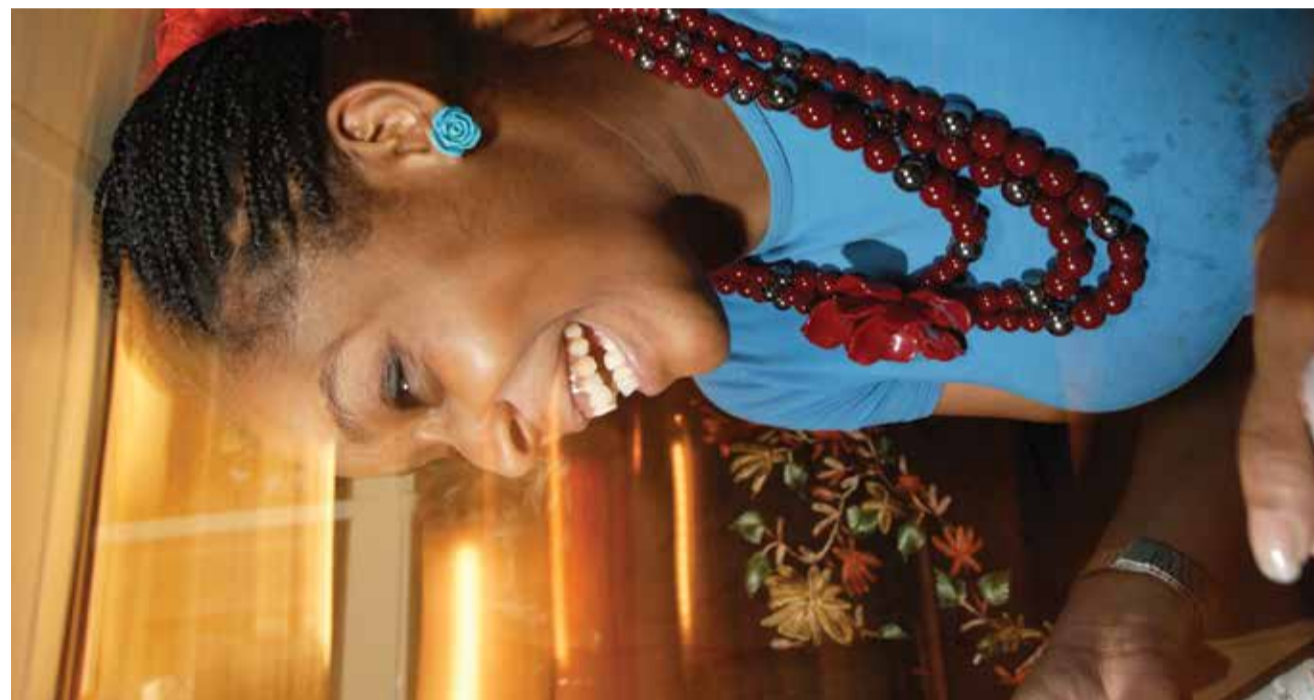
Value

Turtle Bay offers great value for money with average spend per head being less than £20.



WHAT IS TURTLE BAY?

- A Caribbean restaurant and bar
- Family friendly with kids' dishes
- Over 60 fresh food dishes on the food menu
- The average Turtle Bay serves over 2,000 meals a week
- Serving food from 11.30am, all day every day (with last orders taken 1 hour before the cessation of licensable activities)
- Full table service in the restaurant and bar area, all day every day
- Takeaway service on whole menu available all day every day (with last orders taken 1 hour before the cessation of licensable activities)
- Open kitchen format
- A team of at least 15 qualified chefs, 15 full time waiting staff as well as bartenders, barbacks, kitchen porters and bussers
- The flexibility for customers to enjoy a cocktail or two; a full meal; or a combination of the two within a group





WHERE WE ARE

Turtle Bay has vast experience of operating sites throughout the country, including in a number of Cumulative Impact Zones, without causing a negative impact upon the licensing objectives.

- Bath (CIZ)
- Birmingham (CIZ)
- Blackburn
- Bournemouth (CIZ)
- Bristol Broad Quay (CIZ)
- Bristol Cheltenham Rd
- Brixton (CIZ)
- Cardiff (CIZ)
- Chelmsford
- Cheltenham
- Crawley
- Croydon (CIZ)
- Derby (CIZ)
- Ealing (CIZ)
- Exeter (CIZ)
- Guildford
- Huddersfield
- Leamington Spa (CIZ)
- Leeds (CIZ)
- Leicester
- Liverpool Victoria St (CIZ)
- Liverpool Hanover St (CIZ)
- Manchester Oxford Rd
- Manchester Northern Quarter
- Middlesbrough (CIZ)
- Milton Keynes
- Newcastle (CIZ)
- Northampton
- Norwich (CIZ)
- Nottingham (CIZ)
- Oxford
- Peterborough
- Plymouth
- Preston
- Solihull
- Southampton (CIZ)
- Staines
- Swansea (CIZ)
- Walthamstow
- York (CIZ)

LICENSES GRANTED:

- Sheffield
- Winchester
- Holloway Road
- Colchester

CIZ - Cumulative Impact Zones

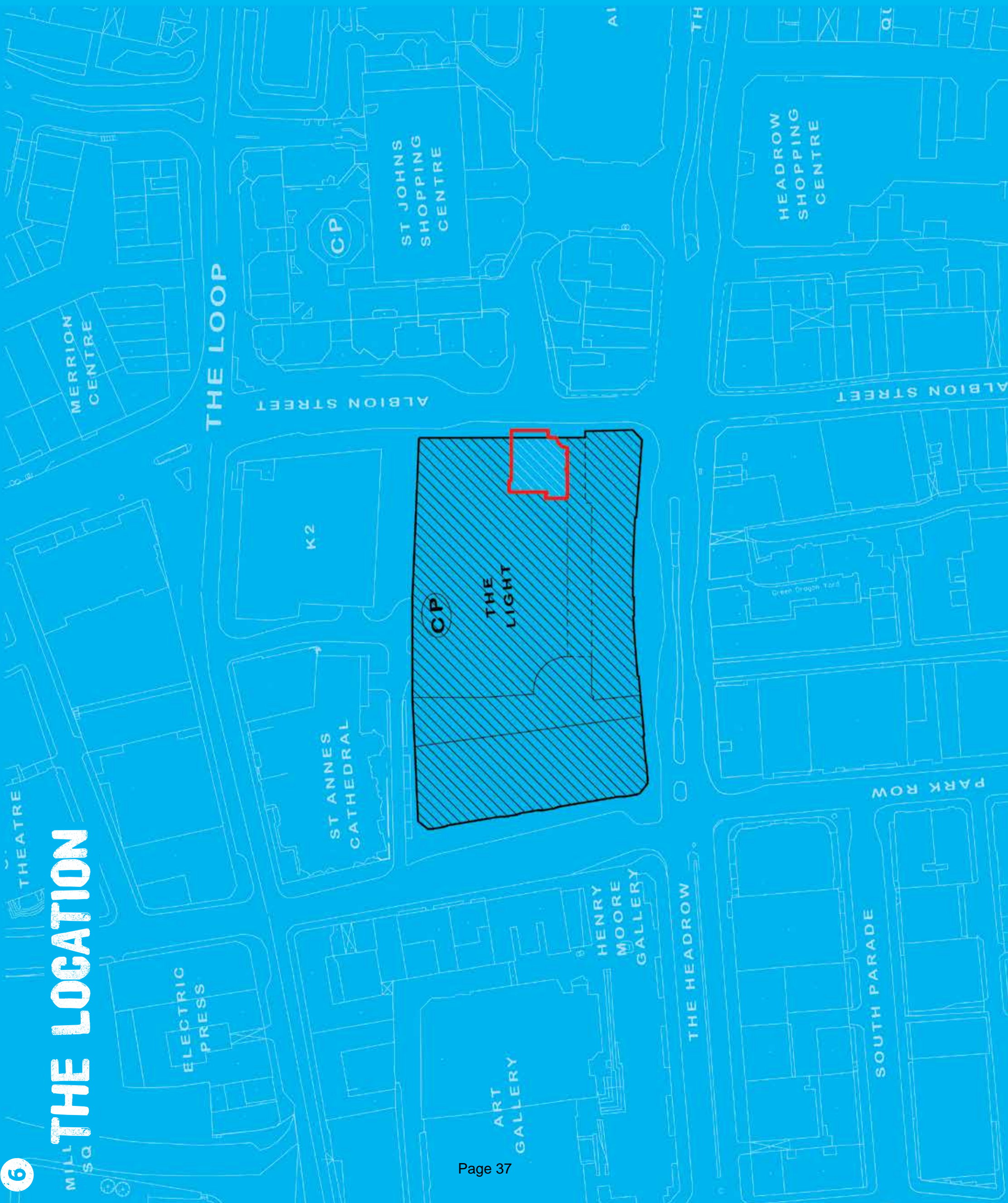
TURTLE BAY OPERATE IN NEIGHBOURHOODS

- WE ARE A
RESTAURANT
FOR
EVERY DAY,
FOR EVERY
PERSON, FOR
EVERY REASON.



Turtle Bay
Caribbean social

THE LOCATION



INVESTMENT

- We spend £250sq/ft
- The average cost of opening a Turtle Bay restaurant is £1,000,000 (including all staff training and pre-opening costs)
- Where possible we use local contractors

EMPLOYMENT

- We employ around 55-65 people per restaurant. This includes a team of 4 front of house managers and 4 back of house managers
- Most of our team members are employed from the local catchment area
- We use a thorough recruitment process including face to face interviews and psychometric tests to select the best candidates

TRAINING

- Licensing law induction training is carried out on each employee's first day of work
- Each employee must pass an internal e-learning course before they can sell or serve alcohol
- 6-12 weeks training provided for new openings from a dedicated training team
- Regular training and e-learning monitored through Shield Yourself system and Flow e-learning application
- Regular development days and conferences to develop internal talent



OUR TEAM

Our Team We have years of experience in the restaurant business. We know what works.

AJITH JAYAWICKREMA

Chief Executive Officer

Ajith was the founder of Las Iguanas, which has been successfully grown into a national brand. With Turtle Bay he is looking to pioneer the Caribbean category in the casual dining market. He also sits on the board of directors for Aqua and Tampopo.

T: 0778 590 0283

E: ajith@jayawickrema.co.uk

CRISPIN TWEDDELL

Non-Executive Chairman

Crispin is the Chairman of Piper Private equity. He was a former investor of Las Iguanas, Pitcher and Piano and many other high street restaurant and bars.

JON TEMPLE

Chief Operating Officer

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KAREN TURTON

UK Operations Director

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M: 07850 108 689

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OUR CUSTOMERS

At Turtle Bay we pride ourselves on great customer service. We want to make sure that our customers come away having had a fantastic experience. Below are just a few reviews we've had from customers and the press.

Approval ratings from our customers are extremely high, particularly with females of which 44% would rate Turtle Bay as a 10/10 experience. Overall, average customer approval rating last year was 9.02. Once our customers discover Turtle Bay, they're also highly likely to return. 61% of our guests visited four or more times last year.

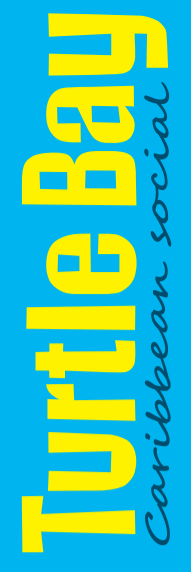
Our customers describe Turtle Bay as; unique, cool, welcoming, friendly and relaxed - not forgetting spicy!

“ Each time I visit, the food is excellent... Your staff are expedient, well managed and polite, particularly when you have been busy. I fail to recall how many people I have recommended visit you.”

James, Age 30, Turtle Bay Customer

“ Thank goodness there is finally somewhere to get great Caribbean Food. I'm from Barbados and this is definitely the best Caribbean restaurant I've come across.”

Joan, Age 55, Turtle Bay Customer





Caribbean cooking is all about West Indian spices, mixed with flavours & influences from all over the world, to create a truly unique menu that's great for sharing with your friends or just to indulge!

CUTTERS

Pick Any THREE FOR £14 or FOUR FOR £18

- BEEF PATTY** Hand made spiced crisp turmeric pastry, filled with ground beef, Caribbean spice & jerk mayo 5.1
- CRISPY CHILLI SQUID** Crispy spiced panko coated squid, mango mole & fresh lime and jerk mayo 5.5
- GARLIC & CHILLI PIT PRAWNS (GFO)** Whole shell-on grilled king prawns, herb & chilli garlic butter, roti flatbread 6.5
- CRISPY WHITEBAIT** Crispy spiced panko coated whitebait, fresh lime & jerk mayo 5.1

- TRINI DOUBLES (VE)** Two 'puffed up' bara roti flatbreads, curried chickpeas, cucumber & mango chutney, coconut shavings 4.9
- SWEET CORN FRITTERS (VE)** Sweet corn, spring onion, coriander & scotch bonnet fritters with West Indian hot sauce, pickled onion & herb salad 5.1
- OKRA LADIES' FINGERS (V)** Spiced panko coated okra fingers with mango mole, fresh lime & jerk mayo 4.9
- GARLIC 'N' HERB FLATBREAD (V)** Hand-formed, stone baked flatbread, topped with fresh rocket, crushed chilli & garlic butter 5.1

TO SHARE

- JUST JERK PLATTER** Marinated jerk wings, glazed pork ribs, Jamaican beef patty, chicken flatbread, sweet corn fritters & super green salad 14
- VITAL VEGGIE PLATTER (V)** Sweet corn fritters, crispy okra, jerk pit grilled mushroom & peppers with jerk coconut sauce, haloumi and mango flatbread, sweet plantain & super green salad 13
- SEAFOOD PLATTER** Curried fish roti flatbread, chilli squid, crispy panko whitebait, sweet corn fritters, mango mole, herb mayo & super green salad 14

Inspired by beach shack & street vendors across the Caribbean islands, these great tasting dishes are perfect for a starter or order some to share with friends and family

WRAPS & TOASTIES

- WEST INDIAN WRAPS** Toasted wrap with homemade coconut butter, lettuce, onion, carrots, cabbage, herbs & jerk mayo with spiced fries or dressed salad 7
- Pulled Chicken** 7
- Shrimp & Mango** 7
- Halloumi with Peppers & Mushroom (V)** Curried Chickpea with Peppers & Mushroom (VE) with mango chutney instead of jerk mayo 7
- JERK CHICKEN FLATBREAD** Stone baked flatbread topped with slow roasted pulled jerk chicken, fresh tomato, rocket, sweet onion chutney & Caribbean hot sauce 7

SALADS

- SUPERVITAL GREEN SALAD (VE/GF)** Add one or more toppings from the options below: kale, avocado, rocket, chickpeas, sugar snap peas, baby spinach, red onion, pomegranate & toasted coconut, citrus lime dressing 7.5
- FESTIVAL SALAD (VE/GF)** Add one or more toppings from the options below: Avocado, mango, carrot & butternut squash ribbons, cucumber, crispy gem lettuce, sugar snap peas, rainbow beets, shaved coconut & rocket, citrus lime dressing 7.5
- FOUR GRAIN SALAD (VE/GF)** Add one or more toppings from the options below: Chickpeas, quinoa, green lentils, baby spinach, herbs, seeds, pomegranate, citrus lime dressing 7.5
- Add one or more:**
Garlic & Chilli Pit King Prawns (GF) 3
Crispy Chilli Squid 3
Grilled Jerk Chicken Breast (GF) 2.5
Grilled Halloumi & Fresh Mango (V) 3

JERK PIT BBQ

With its unique flavours & fantastic aromas the jerk pit grill is the ultimate Caribbean BBQ. All our meats are marinated for 24 hours in homemade jerk marinade

PICK YOUR JERK SAUCE

- Classic jerk (spicy) or Coconut jerk (creamy)**
- JERK CHICKEN (GF)** Pit grilled, served with coconut rice 'n' peas, sour orange chutney, coconut shavings & Caribbean slow Half 10.7 Whole 17.5
- BABYBACK PORK RIBS (GF)** Grilled jerk marinated pork ribs, served with sweet potato fries, sour orange chutney & Caribbean slow 10.3
- BRAISED PORK BELLY (GF)** Jerk pork belly, slow braised & pit grilled. Served with coconut rice 'n' peas, crispy pork rind, pineapple chow & green seasoning with your choice of jerk sauce 12.5
- JERK LAMB RUMP (GF)** Grilled lamb rump served with coconut rice 'n' peas, watermelon chow, & plantain. Served medium 12.5
- WEST INDIAN STEAMED SNAPPER (GF)** Red snapper fillet, foil baked on a bed of red onion and carrot, served with West Indian spices, scotch bonnet, steamed rice and pineapple chow 12.5
- JERK PIT SALMON (GFO) Δ** Crispy skin fresh salmon steak, sweet onion chutney, green seasoning & four grain salad 12.5
- MO' BAY CHICKEN (GF)** Chicken breast in creamy jerk spiced sauce. Served with coconut rice 'n' peas, onions, sweet plantain & super green salad 10.5

ONE POTS

Rich, slowly simmered & uniquely Caribbean

- OUR CURRY GOAT (GFO)** Marinated goat, slowly braised in curry spices, with coconut rice 'n' peas, sweet onion chutney, sweet plantain & dumplings 10
- TRINI CURRY CHICKEN (GFO)** Chicken breast, slowly simmered with coconut milk, mango & Caribbean spices. With sweet onion chutney, coconut rice 'n' peas & roti flatbread 10
- CARIBBEAN BROWNED CHICKEN (GFO)** Braised on the bone chicken, fresh thyme, allspice, scotch bonnet, ginger & pimento. With coconut rice 'n' peas & dumplings 9.9
- GUAYANESE CURRY DUCK (GFO)** Slow braised duck leg, potatoes, scotch bonnet, orange citrus flavours. With coconut rice 'n' peas & dumplings 10.8
- Δ available without jerk marinade
- CURRY SHRIMP & MANGO (GFO)** Shrimps, mango, sweet potatoes, tomato, garlic, ginger, Caribbean spices, green seasoning & sweet onion chutney. With steamed rice & roti flatbread 10.8
- CURRY RED SNAPPER (GFO)** Snapper fillet, light coconut curry sauce, garlic, ginger, scotch bonnet, sweet onion chutney & fresh coconut shavings. With steamed rice & roti flatbread 10.8
- ITAL RUNDOWN (VE/GF)** Coconut rundown sauce, butter beans, corn cabbettes, greens, carrots, butternut squash, sweet potatoes & herbs and spices. With coconut rice 'n' peas & roti flatbread 9.9
- SPINACH, AUBERGINE & SWEET POTATO CURRY (VE/GFO)** Spinach, aubergine & sweet potato in a fragrant light curry sauce. Green beans & kidney beans cooked with Jamaican spice. Served with steamed rice & roti flatbread 10



Upgrade your jerk pit into a "Beach Saled" Mango, Fresh rocket, carrot & squash ribbons, gem lettuce, super snap peas, coconut shavings, Watermelon and crispy chickpeas 1.5

BEACH BURGERS

Our burgers are pit grilled, come with Caribbean slow, baby gem, jerk mayo in a toasted bun. With your choice of either spiced fries or dressed salad

- TWO-WAY CHICKEN BURGER (GFO)** Spicy panko crumb chicken fillet, pulled jerk chicken, tomato, fresh pineapple chow 8.5
- PULLED PORK BUN (GFO)** Slow roasted pulled jerk pork, sweet onion chutney, crispy pork rind 7
- STREET SHACK BURGER (GFO)** Seasoned beef burger, spicy pulled jerk pork, sweet onion chutney, crispy pork rind 8.5
- JAMMIN LAMB BURGER (GFO)** Grilled lamb burger, tomato, sweet onion chutney, green seasoning, drizzled jerk coconut sauce 10.9
- HALLOUMI & MUSHROOM BURGER (V/GFO)** Jerk Portobello mushroom, grilled halloumi cheese, tomato, sweet onion chutney, drizzled jerk coconut sauce 8.5

PUDDINGS & RUM MENU

Ask to see our

PROVISIONS

These great tasting provisions make the perfect side. Try one or more with your One Pot or Jerk Pit BBQ

- TRINI WATERMELON CHOW (VE/GF)** Marinated diced watermelon, coriander, fresh lemon juice 2.8
- TRINI PINEAPPLE CHOW (VE/GF)** Marinated diced pineapple, coriander, garlic, fresh lemon juice, scotch bonnet 2.8
- SUPERGREEN SALAD (VE/GF)** Avocado, baby spinach, rocket, chickpeas, sugar snap peas, red onion, pomegranate, toasted coconut & citrus lime dressing 2.8
- SWEET PLANTAIN (VE/GF)** 2.8
- CHEESY JERK FRIES (V)** 2.8
- SWEET POTATO FRIES (VE)** 2.8
- CARIBBEAN SPINACH (V)** 2.8
- JERK HALLOUMI (V)** 2.8
- DUMPLINGS (V)** 2.5
- SPICED FRIES (VE)** 2.5
- COCONUT RICE 'N' PEAS (VE/GF)** 2.5
- CARIBBEAN SLAW (V/GF)** 2.5
- ROTTI FLATBREAD (V)** 2.5

Please consider when ordering that whilst the food listed on this menu is gluten free, it is prepared in a kitchen where gluten is present, consequently we can never guarantee that it is 100% gluten free. Due to the presence of nuts in some of our dishes we cannot guarantee absence of nut traces in our dishes. If you require any information about allergens in our food or drink please ask your server.



FOOD

“Caribbean cuisine is a patchwork quilt of colours, textures, and flavours; a multi-ethnic tapestry woven from the cuisines of Africa, Asia, Europe and the New World.”

- Food and drink is the heart & soul of Caribbean culture. We serve food that islanders eat at home, on the beach or in street cafés.
- Rustic, authentic and always exploding with flavour, no fuss!
- We source the very best ingredients, both on our doorstep and from the corners of the islands themselves.

Turtle Bay
Caribbean social



OUR RESPONSIBLE DRINKING

- We serve only 1 draught lager
- We do not serve jugs of beer or cocktails
- We have a limited range of beer and cider by the bottle, with a focus on Caribbean and craft beer
- We offer a limited range of quality cocktails with premium pricing
- Spirits not available by the bottle
- We do not offer a shooters menu
- We have a range of over 11 soft drinks
- We have a range of 10 wines, all available by the glass

SAMPLE DRINKS MENU

MARLEY MOJITO

Appleton Signature Rum, melon liqueur, fresh mint, lime juice, watermelon & our homemade ginger beer

STRAWBERRY DAIQUIRI

Havana Especial, blended with strawberry & fresh lime.

BAY BRAMBLE

White Rum, with blackberry, fresh lemon & club soda.

ESPRESSO MARTINI

Espresso shots, dark rum, Kahlua & vanilla syrup.

CARIBBEAN PIMMS

Pimms, fresh mint, lime, cucumber slices, ginger beer, fresh passion fruit with passion fruit

CARIBBEAN SOFTS

- Berry smoothy
- Home-made Ginger Beer
- Home-made Limeade
- Watermelon Crush



OUR OPERATIONAL MANAGEMENT

- Restaurant reservations everyday with either a host or manager working from the front door
- Four front of house managers in each restaurant
- Up to 3 Managers on duty at any one time to ensure standards of service, operations and due diligence during peak hours
- Minimum of challenge 21 in all our restaurants
- Licensing training for all managers, bartenders, hosts and waiting staff
- Weekly full management team meetings to discuss all operational aspects of the business
- One Operations Manager to every 5-7 Turtle Bay sites (other companies often allocate up to 12/15 sites) to maximise operational excellence
- Two Mystery Diner visits to each restaurant per month to monitor and maintain service standards



CUMULATIVE IMPACT STATEMENT

Introduction

As noted in the variation application, Turtle Bay Restaurants Limited acknowledge that this premises (or at least part of it) falls within the Red Zone of Leeds City Council's Cumulative Impact Area. However, they are confident that, for the reasons explained in this statement, this application is a genuine exception to that policy, and further that the grant of this application would uphold the aims of Leeds City Council's Statement of Licensing Policy (the "Policy").

We would submit that there is ample evidence to show that this is the case, and we provide that evidence as part of this application.

Background

Turtle Bay was granted its licence at this site in 2015, in the Red Zone, as an exception to the Policy. At the time, Turtle Bay applied for hours for licensable activities until 01:00 on a Friday and Saturday, but the licence was granted until 00:00 daily.

After 17 months trading, in May 2017, Turtle Bay applied to extend hours on a Friday and Saturday until 01:00 (plus 30 minutes dispersal) but this application was refused. The reason for this decision was stated to be the location of the premises in the Red Zone, which creates a presumption against the extension of any existing licences. The Policy states that the Council will only grant applications in the red zone in exceptional cases. In this instance, the Committee did not feel that the application was sufficiently exceptional to rebut the presumption.

We would respectfully submit that this application, seeking an additional hour for licensable activities (and an additional 30 minutes opening) on a Friday and Saturday, is exceptional, as a result of the style of operation of the premises; its trading history; and the conditions attached to the premises licence currently. As a result of all of these factors, we would suggest that the granting of this application is in line with the Policy, and we set out a detailed analysis of this below.



Style of Operation

It is useful at the outset to examine the unique features of Turtle Bay which meant that the Committee felt able to grant the licence as an exception to policy in 2015. It is clear from the grant of the licence in the Red Zone in itself that Turtle Bay is an exceptional operation.

These factors combine to create a unique premises, which doesn't just not add to cumulative impact, but, we would submit, actually has the capacity to improve the situation by raising the bar.

Turtle Bay is a Caribbean themed restaurant and bar, which has been trading across the country for 7 years, having opened in Milton Keynes in 2010. The vision of the operation is to become the definitive casual Caribbean restaurant in the UK. What Jamie's is to Italian, Wagamama is to Japanese and Las Iguanas is to South American; Turtle Bay is to Caribbean.

The focus of the operation is on fresh, quality food. Indeed, no more than 10% of takings per site come from customers using the bar for drinks only. Turtle Bay sites have A3 planning use with ancillary bar.

Whilst it is not reasonably practicable for the sites to operate by only serving alcohol to customers taking a meal, Turtle Bay is genuinely a food led premises and the proportion of those attending the premises for drinks only is very small.

The customers of Turtle Bay visit for a casual dining experience, this is certainly not a vertical drinking venue. It does not attract large groups of young people attending the premises for the purpose of drinking.

It is as a result of this that Turtle Bay premises across the country trade, to the hours sought in this application, in various cumulative impact zones (such as York, Liverpool, Bristol, Derby, Cardiff, London, Oxford, Nottingham, Newcastle, Norwich and Bournemouth) without negatively impacting upon the licensing objectives.

Furthermore, there are extensive and comprehensive conditions attached to this licence that ensure that this style of operation is maintained, as follows:

- Full CCTV conditions;
- SIA requirements;
- Last entry condition;
- Concept condition meaning the premises must continue to trade in the style of Turtle Bay;
- Restricted timings for outside seating;
- Dispersal and smoking policies;
- Minimum number of identifiable covers;
- Full meals menu; and
- Waiter and waitress service available.



Indeed, it is this unique combination of factors and conditions that ensures the premises does not contribute to the cumulative impact experienced in the Red Zone in Leeds, and indeed we argued at the time of the initial premises licence application that this would be the case.

However, one of the reasons that the Committee referred to in their initial decision to grant the licence to midnight only was the fact that we could not prove that our other establishments had 'no detrimental impact on the cities in which they are located'. Further, of course they did not have any actual evidence of Turtle Bay's tried and tested formula trading in Leeds city centre. This is, of course, no longer the case.



Trading in the Area

Turtle Bay has now been trading in Leeds for almost 2 years. During the previous hearing in relation to the proposed extension to hours referred to above, West Yorkshire Police (WYP) produced additional evidence in relation to this premises which provided details of its trading history.

Prior to and following submission of the previous application, WYP visited the premises twice, and whilst there were technical issues with a lack of BACIL radio and CCTV not recording for the requisite period of time (both of which were addressed immediately), both visit logs noted that there was no drunkenness in the premises. Nothing negative in terms of customer behaviour was noted in these logs.

They also provided a list of crimes specific to Turtle Bay's venue recorded between January 2016 and the date of the hearing. Every single one of these offences was a property offence – e.g. theft or making off without payment. There was not a single incident of aggression, violence or disorder noted in relation to Turtle Bay.

We would submit that this very fact; the absence of a single incident of violence or disorder in relation to a licensed premises in the heart of a city centre, in a cumulative impact zone, is in itself demonstrative of the exceptional nature of Turtle Bay's operation.

To support this conclusion, we submitted a Freedom of Information Act 2000 request for a list of the dates, numbers and types of crimes recorded at other venues in the Red Zone from January 2016 onwards (i.e. the time period in respect of which WYP provided crime statistics for Turtle Bay). Please see below a list of some of those venues, and the number of incidents of offences cited as either violence against the person, public order offences, possession of weapons, arson/criminal damage, or sexual offences. As well as these, there were also a number of thefts/other property offences at these premises, as per the experience at Turtle Bay.



Venue	Number of Offences
Players Bar, 123 Albion Street	32
Pryzm, 16-18 Woodhouse Lane	54
Red Hot World Buffet, 44-48 The Headrow	4
Tiger Tiger, 117 Albion Street	37
Bierkeller, 1 South Parade	4
Yate's, 43 Woodhouse Lane	38
Miller & Carter, 56-58 The Headrow	1
Shooters, 123 The Headrow	2
Subway, 114 Albion Street	13
McDonalds, Merrion Street	1
The Picturehouse, 82-90 Merrion Street	7
The Hedley Verity, 43 Woodhouse Lane	4

As can be seen, there are some premises, of a very different type to Turtle Bay, with an exceptionally high number of violence/disorder related offences. The nature of Turtle Bay as a restaurant with bar, rather than a bar or a nightclub explains this discrepancy. However, it is also interesting to note that even some premises which are also food led (Red Hot World Buffet, Miller & Carter) experienced at least 1 incident of violence/disorder. The absence of a single such offence at Turtle Bay clearly highlights that its unique style of operation is achieving exceptional results in terms of upholding the licensing objectives.



Trading Experience

Furthermore, not only does the premises have evidence that it can trade within the terms of its current licence without negatively impacting upon the licensing objectives, it also has considerable evidence that it can trade to the extended hours sought in this application without negative impact.

Turtle Bay has traded until 01:00 (plus 30 minutes for late night refreshment and dispersal) the following morning under temporary events notices on the following days

- 2nd and 3rd December 2016
- 10th and 11th December 2016
- 17th and 18th December 2016
- 24th and 25th March 2017
- 31st March and 1st April 2017
- 7th and 8th April 2017
- 14th and 15th April 2017
- 21st and 22nd April 2017
- 28th and 29th April 2017
- 24th and 25th March 2017
- 31st March and 1st April 2017
- 7th and 8th April 2017
- 14th and 15th April 2017
- 21st and 22nd April 2017
- 28th and 29th April 2017

None of these dates appear on the list of crimes submitted as part of the police evidence referred to above. The premises did not receive a single complaint or even visit from a responsible authority on any of these dates. It is therefore clear that the premises did not cause a problem, or negatively contribute to cumulative impact when it traded later than its usual hours on those dates.

As such, there is no evidence to suggest that if it were permitted to trade until 01:00 (plus 30 minutes) every Friday and Saturday that there would be any negative cumulative impact. Again, this clear evidence of a lack of cumulative impact must surely be considered exceptional.

If the premises, and the application, is considered exceptional, then Leeds City Council would be acting entirely in accordance with the Policy in granting this application, notwithstanding its location in the Red Zone, as this of course rebuts the presumption against grant. Further, we would submit that Turtle Bay as a premises in general, and the grant of this application specifically, is entirely in accordance with and upholds the aims of the Policy.



POLICY SECTION 1

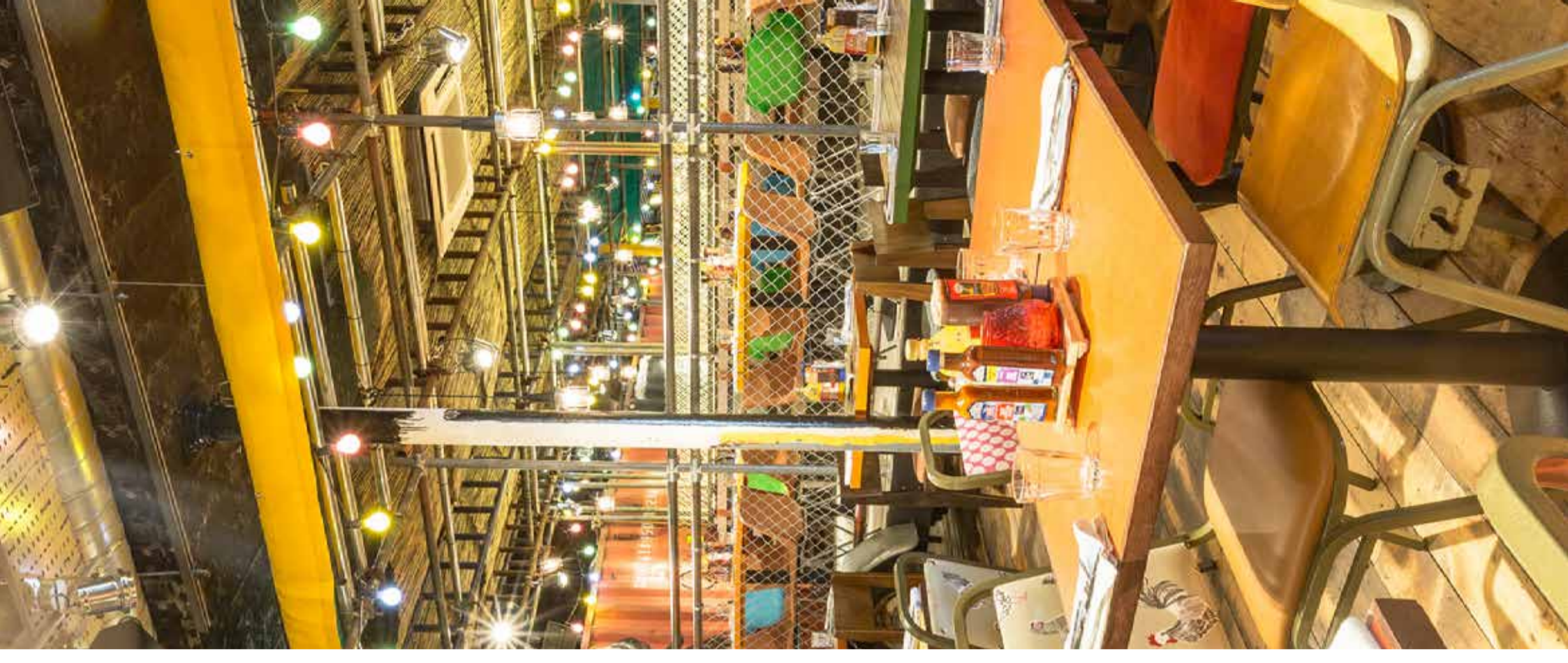
The starting point of the Policy is set out in paragraph 1.5, which states that the Council ‘adopts the overall approach of encouraging the responsible promotion of licensed activities’. As per the evidence above, Turtle Bay has demonstrated that it is entirely capable of delivering licensable activities responsibly, and as such their operation should be encouraged and supported.

Paragraph 1.13 provides that applicants for premises licences should be aware of the expectations of the licensing authority and responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and should demonstrate their knowledge of the local area. We would refer to the extensive conditions currently attached to the premises licence as outlined above which demonstrate the steps we take to uphold the licensing objectives.

Our knowledge of the local area is of course based upon our experience of trading at the premises, and this includes knowledge of the other premises around us. We have no desire to become a nightclub, or even a pure bar, and attract the sorts of problems that are associated with those sorts of premises (as can be seen from the incidents tabled above). However, we do believe that there is a continuing demand for

our premises in the area, for a food led, more causal premises where customers can enjoy a relaxed evening out. It is our experience in this area that some customers want to eat at relatively late hours, particularly at the weekends, and then want to dwell for a drink or two before going home, rather than moving on to the other premises in the area. This is precisely why we seek the extra hour for the licensable activities applied for in this application.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.



POLICY SECTION 2

Section 2 of the Policy deals with the Council's vision for Leeds. It has sought, and we believe has been successful in this aim, to establish Leeds as a major European city, and cultural and social centre. We believe that well run, attractive and vibrant licensed premises like Turtle Bay make an important contribution to this. The Policy refers to Leeds as a city with many cultures, races and faiths, and it is very important to us that we are one of the only premises providing traditional Caribbean food, appealing both to customers from that background and to customers who want to experience that culture. As well as providing the traditional food, we believe that we create an authentic Caribbean atmosphere. This atmosphere ties in with our relaxed ethos, which is behind our desire for our customers to be able to dwell with us a little longer at the weekends.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.



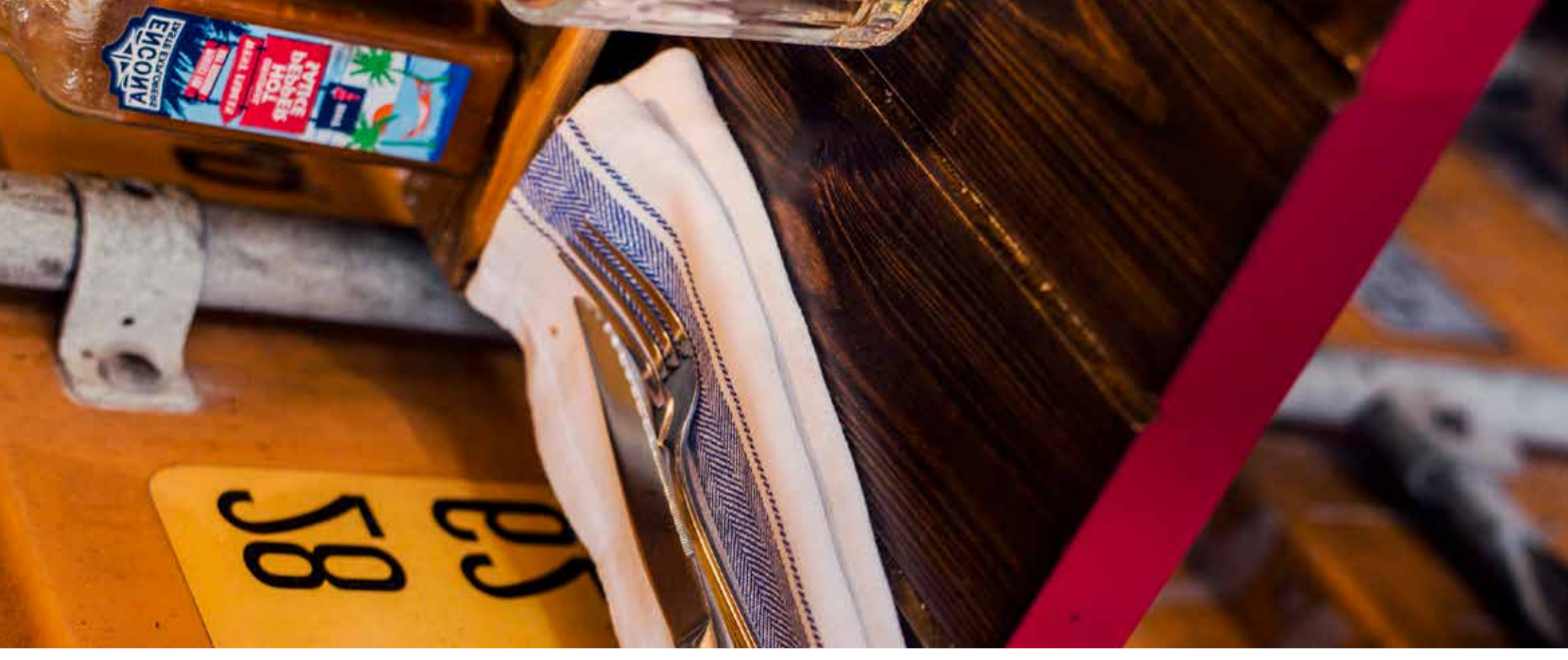
POLICY SECTION 3

Section 3 deals with the integration of the Policy with other guidance, policies and strategies. This section refers to the Vision for Leeds 2011 to 2030 which cites the key aim of making Leeds the best city in the UK. This means that Leeds is to be fair, open and welcoming; prosperous and sustainable; and successful. We believe that this is achieved by supporting successful and responsible businesses which make a valuable contribution to the city centre.

It goes on to state that Leeds must continue to be a forward looking city, and we are of the view that this means that it must adapt to trends in terms of the leisure and hospitality industry. We would say that, in our view, it is increasingly the case that premises do not fall into such distinct categories of restaurant or bar; somewhere where you just go for a drink or somewhere where you just go for a meal. Customers of Turtle Bay will, most often, visit for a meal but sometimes they will visit for a drink, and sometimes they will have drinks before or after a meal. We find that there is a demand for customers to dwell later to do this on a Friday and Saturday, and we would like to be able to cater for that demand in Leeds, subject of course to ensuring that this will not cause a negative impact, which experience from trading under TENs has shown is the case.

This section also refers to Leeds' Child Friendly Policy, and specifically to the wish that children in the city have friendly places to go. As noted above, Turtle Bay is absolutely a child and family friendly premises, and families dine with us on a regular basis.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.



POLICY SECTION 4

As is confirmed by this section, it is for Turtle Bay as applicants to decide the measures to suggest in our operating schedule to promote the licensing objectives. The measures that were proposed in the initial application for this licence are now conditions attached to the premises licence as detailed above. There is no proposal to change or remove any of these conditions, and they will apply equally during the extended hours sought. We would therefore submit that these measures are sufficient to promote the licensing objectives, both currently and during the extended hours.

This section goes on to state that the Council will look to impose conditions to regulate behaviour on licensed premises with a view to the prevention of crime and disorder in and in the immediate vicinity of the premises. It is clear that this has been successful in relation to Turtle Bay given the crime statistics referenced above, and there is no reason to think that this would change simply by reason of one additional hour two nights a week.

The suggested conditions targeted on deterrence outlined at paragraph 4.11 are all included in the premises current licence (CCTV, door supervision, BACIL radio, pub watch membership), with the exception of a capacity limit which is more properly determined by a fire risk assessment. However, reference to a capacity limit is to where it is necessary to prevent overcrowding likely to lead to disorder and violence. Firstly, the premises is not associated with disorder and violence. Secondly,

the predominately seated nature of the premises prevents possible overcrowding.

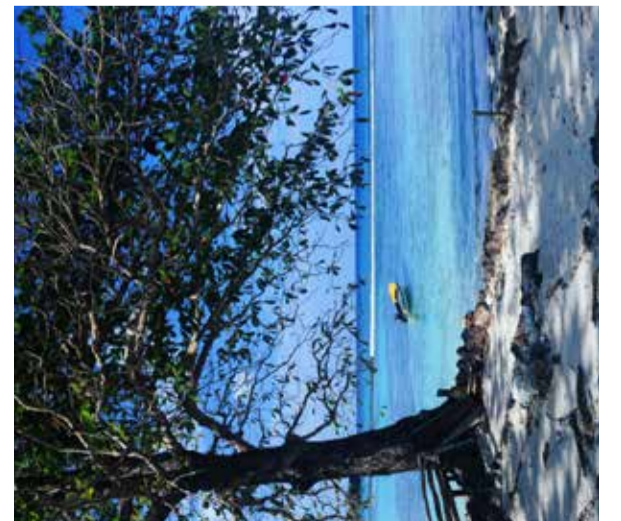
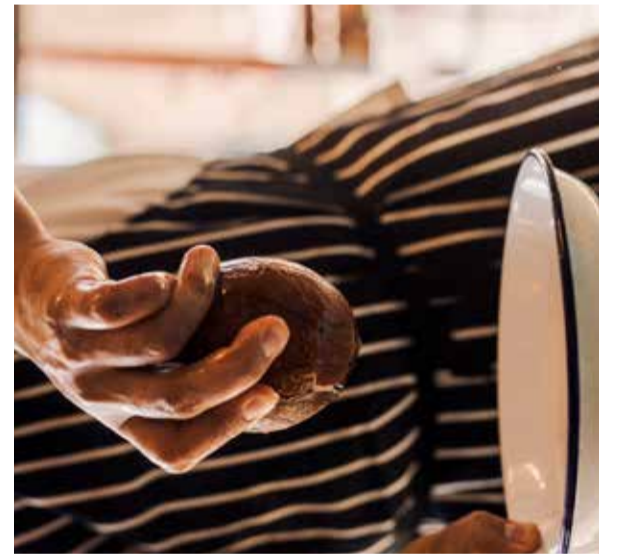
As well as crime and disorder, this section deals of course with the other three licensing objectives. However, it is notable that there was no Environmental Protection, Health and Safety, Safeguarding Board or any other responsible authority objection to the previous application. The objections came from West Yorkshire Police and their concerns from a crime and disorder perspective were supported by the Licensing Authority. There have been no noise complaints made in relation to the premises since it began trading.

Nor have there been any concerns with respect to any underage sales or any other harm to children. Indeed, the police visit logs referred to above confirm that ID checks were being carried out, challenge 21 posters were displayed and there were no underage drink issues. In any case, as per the above in reference to the Leeds Child Friendly Policy, the premises is family friendly and welcomes children, subject to sensible restrictions in terms of times.

The existing premises licence does have extensive and comprehensive conditions which deal with all four of the licensing objectives. Again, these conditions will continue to apply and be adhered to if the premises is permitted to trade these additional hours.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.





This deals with the general principles of the Policy, and the key message here is delivered in paragraph 5.1. This states that in determining a licensing application ‘the overriding principle will be that each application will be determined on its own merits’. We would submit that the specific merits of this application, specifically in terms of the evidence of Turtle Bay’s exemplary trading record and the fact that its style of operation clearly does not and has not impacted negatively upon the licensing objectives (including when trading to the hours proposed under TENs), mean that the grant of it would be entirely in accordance with the

Policy.

At paragraph 5.6, the Policy states that the ‘requirement to promote the licensing objectives will be the paramount consideration’. We have provided substantial evidence that Turtle Bay does promote the licensing objectives, and will continue to do so if permitted to trade these extra hours.

Paragraph 5.7 refers to the factors to be taken into account when looking at the impact of licensed premises. These are as follows:

- **The style of operation, number of customers and customer profile.**
These items have been detailed above, and we have provided evidence that our style of operation means that our premises does not impact negatively.

- **The location of the premises and the proximity of noise sensitive properties.**
The premises is located on the cusp of the Red Zone and the Amber Zone, and we suspect that the previous application would not have been the subject of a contested hearing if it were located entirely in the Amber Zone. Whilst it is in the Red Zone, it is very different to a number of the other premises located near to it and offers an attractive alternative to those high volume vertical drinking premises.

- **The proposed hours of operation.**

We seek an additional hour for licensable activities two days a week, and only an additional half hours opening, as the premises is already permitted to open until 01:00 on the days in question. We have proved our ability to trade to these hours without negative impact upon the licensing objectives.

- **The transport arrangements for customers attending or leaving the premises and any possible impact on local residents and businesses.**

The premises is located in an excellent position for transport and has an arrangement with a local taxi firm which operates a ring back service. The premises has never had any complaints in respect of its operation from local residents or businesses.

- **Any proposed methods for the dispersal of customers.**

The premises has a dispersal policy, a copy of which is attached to this application.

- **The scope for mitigating any impact.**
We would submit that it is shown that the premises has not had any negative impact.
- **The extent to which the applicant has offered conditions to mitigate the impact.**

These conditions are already attached to the premises licence, as outlined above.

- **How often the activity occurs.**
The premises proposes to open for an additional hour twice a week, and has, over an extended period of time in 2016 and 2017, proved its ability to do so.

Paragraph 5.8 states that in any application for variation the Council may also take account of ‘past demonstrable adverse impact’. We would submit that it must therefore follow that the Council may also take account of past demonstrable positive impact, evidence of which has been provided above.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.



Whilst the Policy confirms that licensing committees are not bound by decisions made by planning committees and vice versa, it does also state that officers can consider discussion with their planning counterparts. We would highlight that the premises has, and will continue to have A3 planning permission, and would never seek to change this to A4. As such, notwithstanding the proposed extension to hours, the premises would still have to trade predominately as a restaurant.

Furthermore, it is worth noting that there is no hours restriction attached to the planning permission for the premises.

This section also deals with licensing hours and suggests, at paragraph 6.9, that in some circumstances staggered licensing hours with regards to the sale of alcohol are important to ensure that the concentration of customers leaving premises simultaneously is reduced. This extension to hours would by no means bring our premises in line with the late night premises in area which disperse at 03:00 or 04:00 or even later. Furthermore, given our last entry time of midnight, we believe that this extension of hours to 01:00 plus 30 minutes dispersal would naturally create a more gradual dispersal from the premises, as customers will be dispersing over a period of an hour and a half.

It goes on to state that premises can impact adversely on the surrounding area due to disturbance or crime and disorder. However, across the country and in Leeds, these issues simply are not associated with Turtle Bay.

Customers are overwhelmingly mature and discerning and not the sort of people who would behave in an anti-social manner. Indeed, if there have been no incidents of crime and disorder at or in the vicinity of the premises itself, it follows that it is highly unlikely that our customers are causing crime and/or disorder elsewhere.

Crucially, the Policy states that the Council supports 'the development of a wide ranging and culturally diverse night-time economy, where this can be achieved whilst promoting the four licensing objectives'. We would submit that Turtle Bay adds to the cultural diversity of the night-time economy, and absolutely does do this whilst promoting the licensing objectives. Paragraph 6.12 goes on to state that this will be the paramount consideration at all times.

Paragraph 6.13 states that the Council will only grant hours of proposed use where the operating schedule demonstrates that the application has properly considered what is appropriate for the area, the potential effect on the licensing objectives is not significant and the operating schedule demonstrates that the applicant is taking appropriate steps to minimise any adverse impact. We have considered and are acutely aware of what is appropriate for the area, we have demonstrated that trading to these hours does not impact upon the licensing objectives. There are extensive steps set out by way of the conditions currently attached to our premises licence.

When considering hours, the Policy goes on to state that restrictions may be made to proposed hours of use when it is appropriate for the promotion of the licensing objectives to do so. This was the route that the Council took when initially granting the licence, but we have now presented the Council with evidence that this restriction to midnight is not necessary on a Friday and Saturday, and that 01:00 can be traded without negative impact. It also states that applications which are significantly out of character for a locality will need to demonstrate that the hours sought will not impact negatively. We would suggest that the hours are not out of character, indeed, if anything, the hours proposed are lesser than those of other premises in the area, and that we have demonstrated that this will not impact negatively.

This section also refers to drinking up time, and suggest that a 30 minute period will assist in gradual dispersal of customers and reduce the impact on the area. We have incorporated a 30 minute dispersal period, and, given the last entry time, as noted above, there will actually be a one hour and 30 minute period in which no new customers will be permitted.

The importance of operating schedules is highlighted in this section, and our operating schedule submitted with the initial application can be seen by way of the conditions attached to the licence.

POLICY SECTION 6 CONTINUED

We also agreed additional conditions with the responsible authorities to provide further comfort. Again, we would emphasise that none of these conditions are changing and will continue to be adhered to. When drafting our initial operating schedule, we considered all matters referred to at paragraph 6.24, and it is clear from the lack of incidents at the premises that these conditions were appropriate and have been successful in ensuring that the licensing objectives are upheld.

Again in relation to dispersal, the Policy refers to a concern that a lack of transport provision in the city centre contributes to incidents of disorder. Turtle Bay has not experienced any incidents of disorder, and dispersal from the premises is very carefully managed by staff and door staff. More often than not, customers do get taxis home and staff always encourage customers to wait inside for their taxis until they arrive.

The Policy states that the Council is acutely aware of the link between the supply of alcohol that is subject to promotions, which leads to excessive consumption, and incidents of crime and disorder. In terms of promotions, the only offer run at the premises is for two-for-one cocktails during certain hours. However, the cocktails are premium priced in any case and are low ABV given the non-alcoholic drinks included in them. The average Turtle Bay cocktail contains 2 units of alcohol. There is no question that this promotion is responsible. Furthermore, the premises, being food focussed, is not one that customers visit and become

excessively intoxicated. First of all, that is not the sort of experience that Turtle Bay customers are looking for, and secondly Turtle Bay would not permit their customers to become excessively intoxicated on the premises, whatever time it may be.

The Council also recommends that all persons employed on a licensed premises who are engaged in the sale of alcohol be encouraged to attend training programmes to raise their awareness. This is absolutely the case at Turtle Bay. Staff are trained comprehensively, with stringent internal requirements, and this is documented and recorded diligently. Turtle Bay has dedicated openings teams who spend up to 6 weeks on every new opening, taking all new staff through a thorough and bespoke training programme covering all aspects of customer service and licensing, and all managers undergo personal licence training. The company also employs a Learning & Development Manager who has overall responsibility for the delivery of training. This is done with the help of Shield Yourself, who are employed by Turtle Bay to ensure that all regular compliance requirements are met in good time.

The fact that Turtle Bay's estate trades without impact upon the licensing objectives is testament to the standards of management and training that are maintained.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.

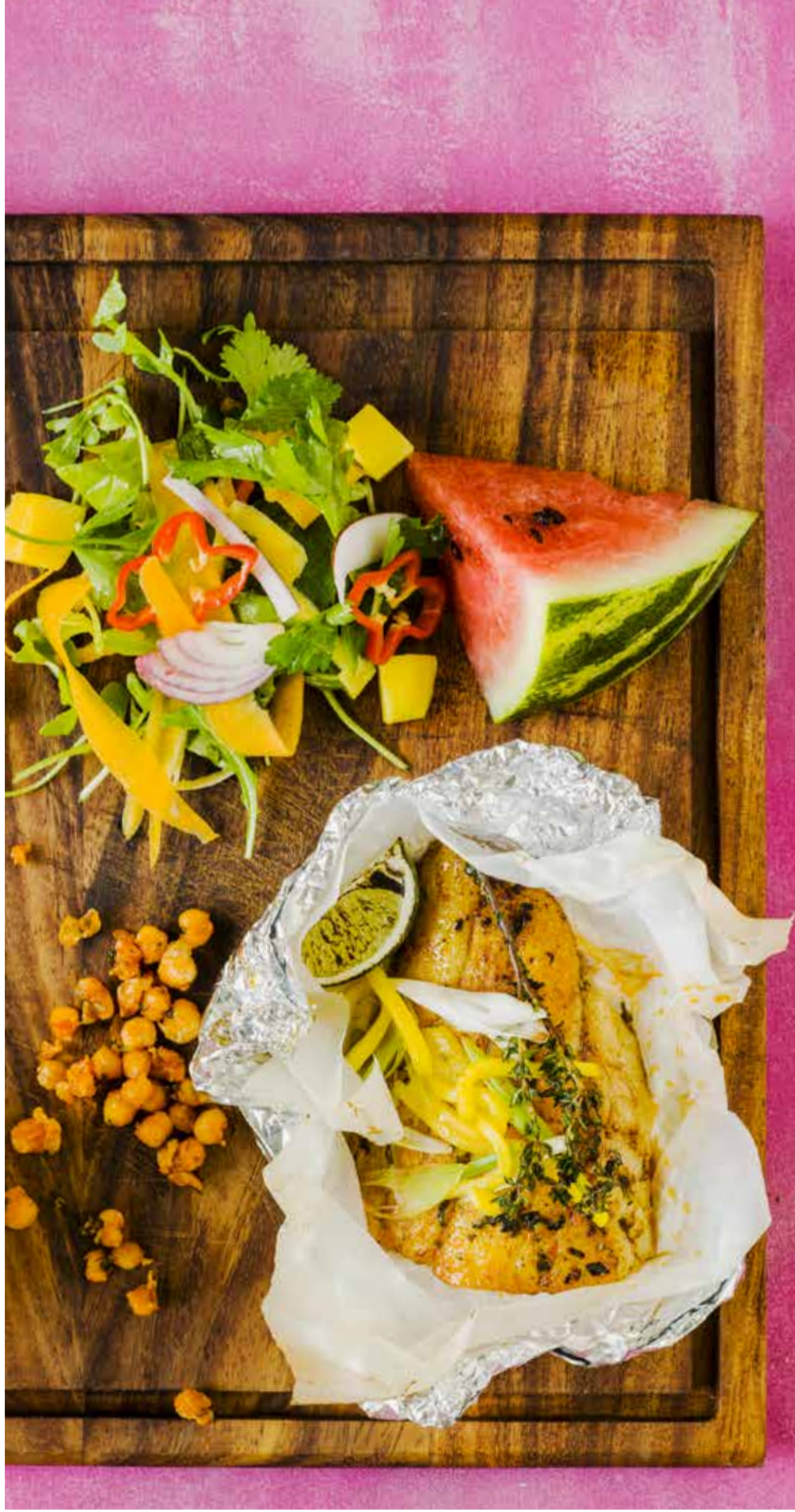
POLICY SECTION 7

This section details the cumulative impact policy by which this application is caught. It is clear from the preceding discussion that Turtle Bay as a premises, and in particular the grant of this application, is in accordance with the Policy. We understand that in order to be in accordance with the cumulative impact policy, this application can only be granted if the presumption against this can be rebutted.

This is rebutted if we can satisfy the Council that granting the application will not add to the cumulative impact being experienced. We would suggest that the evidence provided above is sufficient to satisfy the Council that this is the case. Indeed, the Policy states, at paragraph 7.7 that a cumulative impact policy should not be absolute. It states that an application which is unlikely to add to cumulative impact may be granted. We have not just demonstrated that this is unlikely, but rather that it simply will not happen.

Further, the Policy acknowledges that the impact can be expected to be different for premises with different styles and characteristics. We would submit that the specific characteristics of Turtle Bay, as outlined above, mean that the impact of the premises is not and will not be negative.

As such, this application (and in general Turtle Bay as a premises) upholds the aims expressed in this section of the Policy.



CONCLUSION

Whilst we appreciate that the premises falls within the Red Zone, and that applications will therefore only be granted in exceptional circumstances, we are of the belief that all the matters detailed in this statement do amount to an exceptional circumstance which justifies grant. The premises has an exceptional style of operation which is not just unlikely to add to cumulative impact, but more importantly, is proven not to do so.

Thank you for reading.

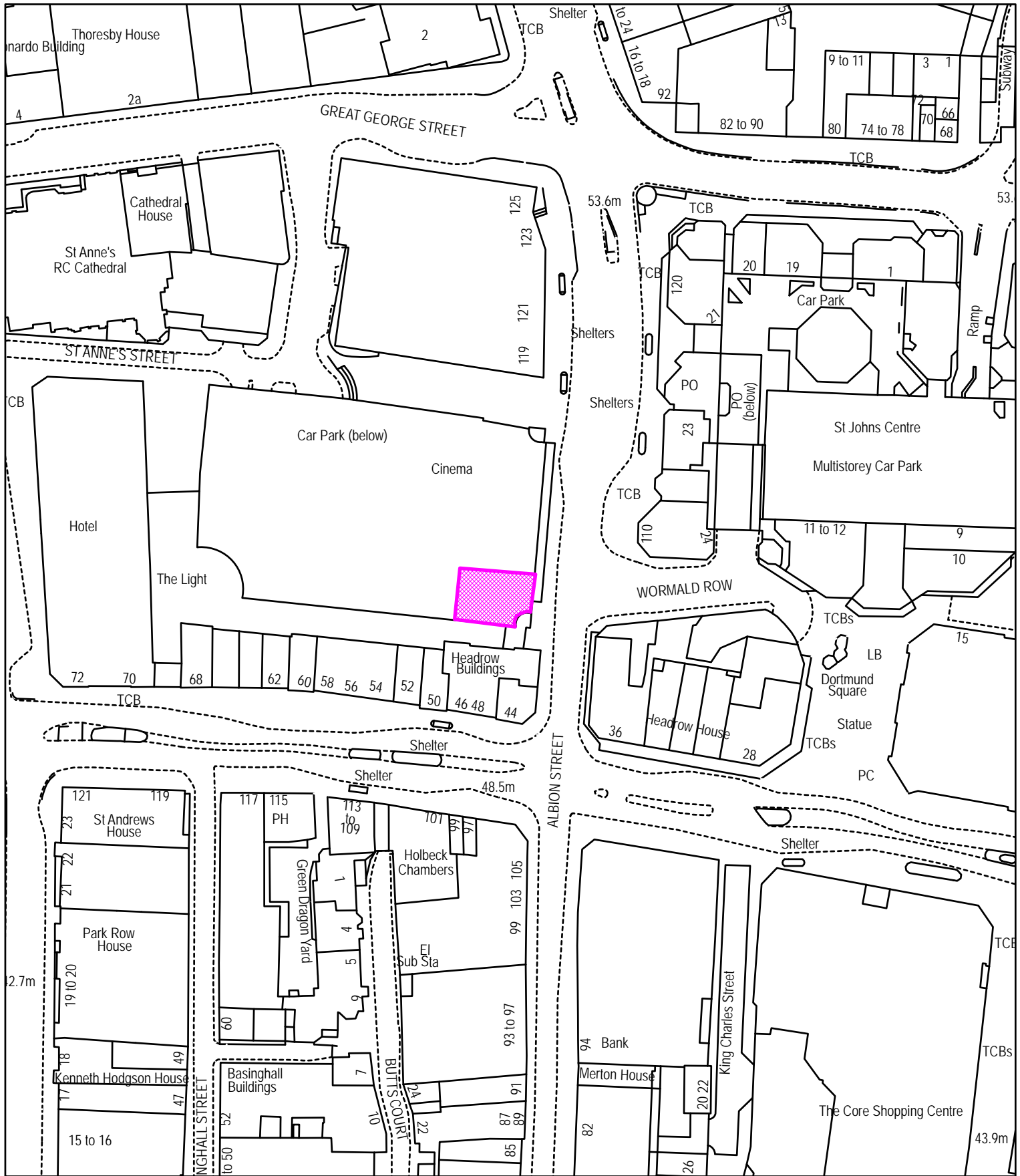




Turtle Bay
Caribbean social

TURTLEBAY.CO.UK

   @TurtleBayUK  facebook.com/TurtleBayRestaurants



This map is based upon the Ordnance Survey's digital data with the permission of the Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office

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23rd February 2018

Rebecca Ingram
Kuit Steinart Levy LLP
3, St.Mary's Parsonage
Manchester
M3 2RD

cc. Entertainment Licensing Section. Leeds City Council, Civic Hall, Leeds. LS1 1UR

**RE: TURTLE BAY, UNIT A14, THE LIGHT, ALBION STREET, LEEDS, LS1 8TL
APPLICATION FOR VARIATION OF PREMISES LICENCE – LICENSING ACT 2003:
POLICE – LETTER OF REPRESENTATION – CUMULATIVE IMPACT POLICY:**

Thank you for submitting your application for the above premises, received at the address above on 26th January 2018.

The application relates to premises which fall within one of the areas of Leeds currently subject to a policy of cumulative impact, as detailed in the present Statement of Licensing Policy 2014-2018, issued by Leeds City Council as the licensing authority.

The area concerned in this particular case is **Area 1 Leeds City Centre**.

Therefore, in line with the current statutory guidance issued by the Secretary of State under Section 182 Licensing Act 2003, West Yorkshire Police make representations based on the cumulative impact policy of the area concerned and highlighted above, where the licensing objectives and particularly the prevention of crime and disorder and prevention of public nuisance objectives, are being adversely affected.

The proposed premises are located in a current red zone in the cumulative impact area. The Council's policy states:

"The council will seek to refuse all applications in these red areas on the basis that the impact on the licensing objectives are at such a level that the area cannot support any more premises opening or

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extending their hours no matter how impressive the concept or application is. The council will only grant applications in the red zone in exceptional cases”, and

“This applies to alcohol led premises such as bars, pubs, and nightclubs, and for premises seeking late night refreshment such as takeaways and late opening restaurants”.

The location of this restaurant/late night bar is Albion Street.

This area of the city – Albion Street/Woodhouse Lane – was included in the red area of the Council's Cumulative Impact Policy (CIP) 2014 – 2018, from January 2015 following a police statistical update to the Licensing Authority. This is an area which has demanded increased police resources and attention for many years. June 2010 saw the introduction of a street marshal scheme in the area which operators funded themselves to try and assist in the reduction of on-street crime. It was an acknowledgement that all operators bear a collective responsibility for what occurs on the street in that area but, the scheme has recently fallen by the wayside. A new Evening Ambassador scheme has been introduced recently to try and replace the street marshal scheme and to help defuse on street incidents.

Extra police resources are deployed to this area on Friday and Saturday evenings, and over Bank Holiday weekends, in an attempt to help reduce the crime and disorder associated with people frequenting the large amount of licensed premises in the immediate area. These crimes/incidents range from thefts and robberies to public order offences, assaults, serious disorder and also sexual offences.

The saturation of the area is such that determining which venues may bear some responsibility for the on-street issues is practically impossible, and means that they cannot be dealt with by way of review or enforcement meetings. A strong Cumulative Impact Policy is therefore imperative to prevent already existing venues extending their licensable hours, and to prevent further premises licences being granted in that area which would add to the considerable impact already being felt.

The area includes premises such as Tiger Tiger, McDonald's, Players Bar, Maluko, Subway, Stampede, Pryzm, Yates, Hedley Verity (Wetherspoons), and the Merchant. It is an alcohol related violent crime hotspot with peaks of offences of assault, robbery, sexual offences, and theft from 23:00 until 04:00 – with a main peak from 01:00 until 03:00. In the year Sept 2015 to Aug 2016 violent crime rose by 39% in this area compared with the previous year (Sept 2014 to Aug 2015). It has now risen again (Sept 2016 to Aug 2017) by 15% across the city, 10% in this top area.

The only real material change in this area between those years has been the granting of the premises licence for Turtle Bay in June 2015. I am not suggesting that the venue is solely responsible for the increase, but it is most likely that it has contributed along with all the others in the area, especially as food sales are said to terminate at 23:00hrs, and the 'two for one' drinks offers are then heavily promoted. The application makes great assumptions that the lack of crime specific to the premises, either during normal hours or those covered by a TEN, proves a lack of impact on the area. It does not – it only shows what we know to be specific to premises. How can it be shown what occurs after customers leave the venue and become involved as victims or perpetrators of alcohol related crime in the area? It cannot be shown, and is specifically why we have a cumulative impact policy.

This is the third application by Turtle Bay.

The first application in April 2015 for a premises licence for Turtle Bay was the first challenge to the Cumulative Impact Policy in this area of the city after it was designated 'red'. At a hearing in front of the Licensing Authority the hours they currently wish to acquire were refused but a licence was granted with reduced hours. The second application was much as the current one, but was refused completely by the Licensing Sub-Committee.

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The current application seeks extra hours for alcohol, recorded music and late night refreshment on the two busiest days of the week, Friday and Saturday, applying to extend the sale of alcohol from midnight to 01:00 and closing at 01:30 instead of the current 01:00 finish. If anything, the area has deteriorated since the grant of the licence and the previous attempt to extend hours. No extra crime prevention measures are offered and an extensive cumulative impact statement has been submitted to support the application. The statement merely refers to 'premises specific' details and seeks to compare itself favourably with different style operators as regards crime statistics.

Therefore, in terms of location (RED ZONE), and in terms of applying to extend the sale of alcohol, recorded music and late night refreshment on a Friday and Saturday, with an extended closing time West Yorkshire Police consider that this application implicates the current policy of cumulative impact for Leeds City Centre in the red area, and would rely on the relevant paragraphs of the current Section 182 guidance in making this representation.

*PC Cath Arkle
Leeds District Licensing Officer
West Yorkshire Police*

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Licensing and Registration

Civic Hall
Leeds LS1 1UR

Private & Confidential

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M3 2RD

Contact: Susan Holden

Tel: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

Your ref:

23rd February 2018

Dear Ms Ingram

**Turtle Bay, Unit A14, The Light, Albion Street, Leeds, LS1 8TL
Application for a variation of a premises licence under the Licensing Act 2003
Licensing Authority Letter of Representation**

Thank you for submitting your application to vary the licence for the above premises.

The area in which the subject premises is located is within a cumulative impact area. It is the council's policy, on receipt of relevant representations, to refuse new and variation applications in this area for alcohol led premises such as bars, pubs and nightclubs and for premises seeking late night refreshment such as takeaways and late opening restaurants, unless the applicant can demonstrate that their application would not impact on the cumulative effect of such licensed premises in the area.

Specifically your application falls within the red area of the City Centre CIP. As stated at 7.20 of the Statement of Licensing Policy 2014 to 2018 the council will seek to refuse all applications in these red areas on the basis that the impact on the licensing objectives are at such a level that the area cannot support any more premises opening or extending their operation no matter how impressive the concept or application is.

I refer you to 7.67 to 7.70 of the Policy which describes how, when considering the presumption against grant in a CIP area, the council will need to be satisfied that the grant of this variation will not impact on the cumulative impact of existing licensed premises in the area. It will be for you to advise the council how your application would allow Members to make an exception to the policy.



I note that your application is to vary the existing licence to increase your hours on a Friday and Saturday so that your hours would be:

Sale by retail of alcohol	Sunday to Thursday	10:00 to 00:00
	Friday and Saturday	10:00 to 01:00
Recorded music	Sunday to Thursday	10:00 to 00:00
	Friday and Saturday	10:00 to 01:00
Provision of late night refreshment	Sunday to Thursday	23:00 to 00:30
	Friday and Saturday	23:00 to 01:30
Opening hours	Sunday to Thursday	10:00 to 00:30
	Friday and Saturday	10:00 to 01:30

You have not offered any additional measures to promote the four licensing objectives relying on the existing conditions. You have provided a Cumulative Impact Statement where you have described your style of operation, trading experience and your use of temporary event notices in this premises. You also refer to your premises in other cities which run with the varied operating hours. You refer to your premises not being run as a pure bar, however you have not explained when the food sales usually cease, and when the kitchen closes. Although there is no doubt the premises is food led for the majority of the time, during the peak hours for alcohol related crime and disorder, the premises is not operating as a restaurant but as a late night bar serving cocktails.

I refer you to 7.69 of the Policy which describes examples of factors the licensing authority will not consider as meeting the standard of rebuttal include:

- That the premises will be well managed and run as all licensed premises should meet this standard.
- That the premises will be constructed to a high standard.
- That the applicant operates similar premises elsewhere, such as in another licensing authority area, without complaint.

You refer to the lack of recorded crimes at your premises, citing a Freedom of Information request you've submitted to the Police. I would like to remind you that should the premises have been subject to a number of reported crimes further action would have been taken by Entertainment Licensing and West Yorkshire Police with action planning and the risk of a licence review. The purpose of a cumulative impact policy is not to address problem premises. In fact, it is quite clear from the Statement of Licensing Policy that Section 7 specifically relates to areas of the city which suffer from an excess of people using the area that often cannot be ascribed to one premises. This is the case in the red area of the city centre cumulative impact area.

Bearing in mind the severity of the problems being experienced in the area with this area suffering from the highest levels of violent crime and disorder incidences in the city centre, with an increase in the last 12 months of 10% in this area and peak hours of 23:00 to 04:00, the Licensing Authority is of the opinion that your application does not contain sufficient information about how your proposed variation would not add to the impact already being experienced in the area.

Therefore the licensing authority submits a formal representation to your application on the grounds of the prevention of crime and disorder and public safety and will recommend to the licensing sub-committee that this application is refused.

Should you have any questions, please contact us.

Yours faithfully

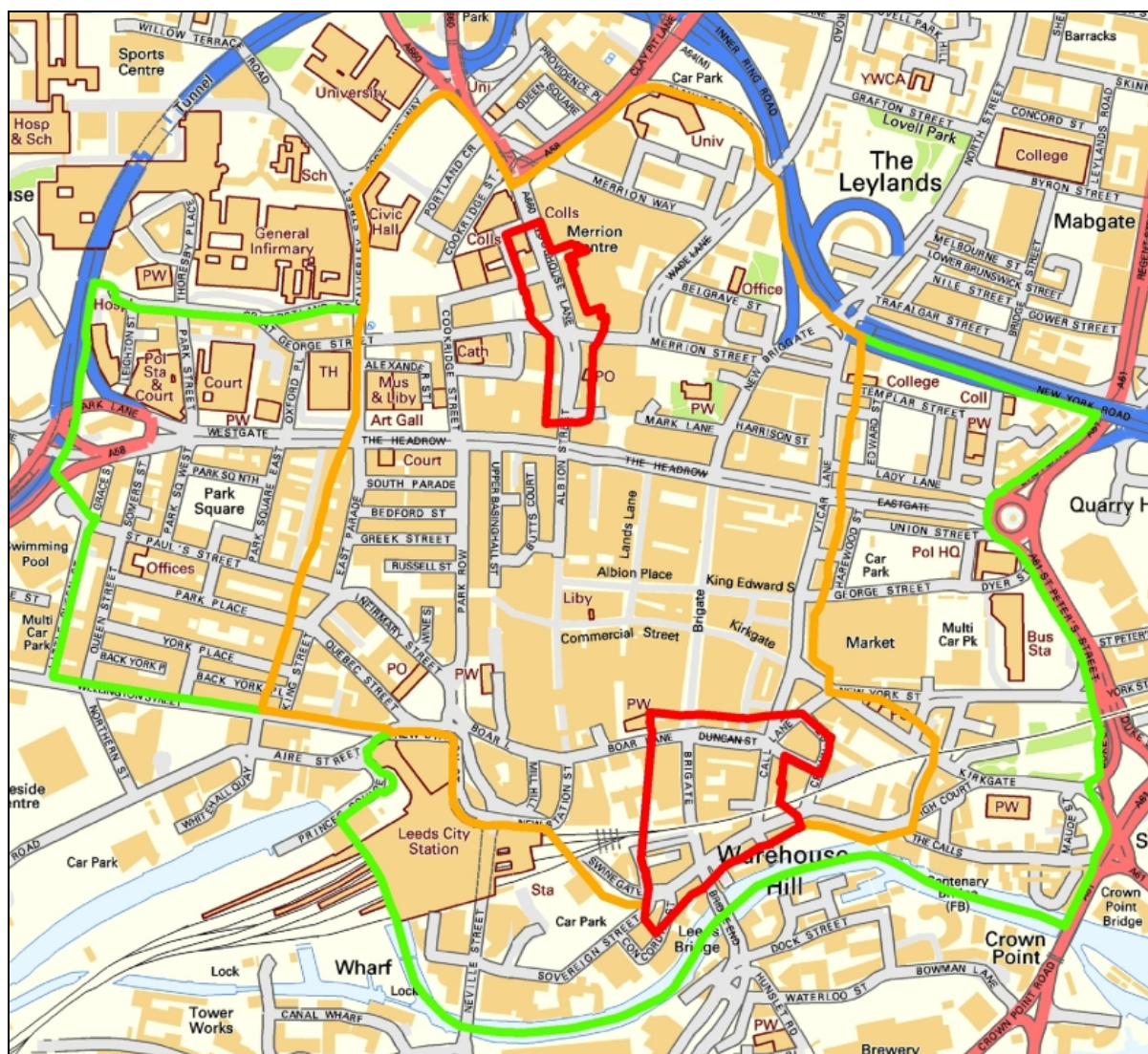


Susan Holden
Principal Licensing Officer
Entertainment Licensing

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Cumulative Impact Assessment

City Centre



Area 1 relates to the city centre. West Yorkshire Police has shared information and statistics that show that the nature of the city centre is such that the cumulative impact of licensed premises leads to problems that aren't experienced in other parts of the city and this can be attributed to the density of licensed premises in specific areas. The number and close proximity of venues on a street can result in difficulties in identifying individual premises as causing problems and so action planning and reviewing individual licences is not possible.

The closure or opening of businesses can have a dramatic effect on reported crime and incidents in an area. While problems at individual premises are dealt with using action planning and the review process, there are areas in Leeds city centre which become saturated as new businesses open or existing businesses change their style of operation.

In addition the council recognises that a previous problem area can be improved by the introduction of new styles of business types, such as food led premises like restaurants and seeks to encourage this.

The dynamic nature of the city centre has created difficulties in setting a policy that will be relevant for five years until the next formal review of the Licensing Policy. Therefore the council has adopted an approach of designating areas within the city centre CIP as 'red' or 'amber' based upon an analysis of crime and disorder in the night time economy and will review these areas on an annual basis.

Areas that are considered highly saturated and that are experiencing particularly high levels of crime, disorder and/or nuisance will be designated as red areas. The policy states that the council will seek to refuse all applications in these **red areas** on the basis that the impact on the licensing objectives is at such a level that the area cannot support any more premises opening or extending their operation and that the council will only grant applications in the red zone in exceptional cases. Exceptional does not mean that an application is innovative or novel, but that it allows Members to make an exception to their policy. Those exceptional cases would be where the premises can demonstrate that they will not impact on the issues already being experienced in the area, i.e. by containing their operation within the hours of the daytime and early evening economy.

Any variation that will effectively increase the occupancy of premises will be viewed in a similar light to a new application as it may increase the available capacity in the same way a new premises in that area would, which in the red area would be unacceptable. Similarly new businesses seeking to introduce a new concept, and so attract different people into the area, may be acceptable in the amber area but in the red area the problems are exacerbated by the sheer number of people on the street during the peak hours and introducing a new or extended business, even with a different concept, would add to the impact rather than reduce it.

Management controls such as door staff will not be adequately effective in preventing an increase in the number of people within the red zone.

The **amber area** is an area which is of concern, based upon an analysis of issues within the night time economy that are relevant to the licensing objectives, and the council will expect applicants to offer additional measures tailored to the problems in that area. Applicants are strongly advised to consult with West Yorkshire Police and the licensing authority during their application process. By working together, the responsible authorities and businesses can establish working practices that reduce crime and disorder and so benefit the long term aims of the city to be a vibrant, thriving economy.

All other areas within the city centre CIP will be designated **green areas** where good quality applications will be generally be more acceptable even though the area is a CIP area.

It is the council's policy, on receipt of relevant representations, to

- refuse new and variation applications in the red area
- to seek additional measures for new and variation applications in the amber area
- to seek good quality applications for application in the green area

This applies to alcohol led premises such as bars, pubs and nightclubs, and for premises seeking late night refreshment such as takeaways and late opening restaurants.

Extra scrutiny is given to applications which appear to adopt a number of different styles during their trading. For example businesses that purport to be food led but seek late opening hours may be judged to be predominantly alcohol led due to their late night activities. It is for the applicant to demonstrate how their business will not impact on the licensing objectives.

Changes in the last year

There are two distinct areas in the city where extra police resources are deployed on a regular basis. These areas are the Call Lane area and the Albion Street/ Woodhouse Lane area. Premises in those areas have deployed street marshals at their own expense in the past as it has been recognised that incidents on the street require extra attention and that early intervention can prevent an escalation in the severity of incidents on the street. However in recent years this scheme has fallen away and the violent crime rate has increased.

As police resources are reducing each year, priorities have been realigned. There has been a small reduction in the number of arrests for drunk and disorderly again this year but an increase in assault. The increase in assaults could be due to early intervention methods being cut back, such as the street marshalling scheme and intervention at an early level (i.e. arresting people for being drunk and disorderly), and so the low level offences are escalating to the more serious assault charge.

The issues with disorder in the street on Call Lane has led to a road closure between 11pm and 5am on the Friday, Saturday and Sunday night which took effect in October 2015. The sheer numbers of people, often intoxicated, in the street during these hours highlights the need for the overall capacity of the red area to decrease, not increase. Further work is ongoing with the operators in Hirsts Yard to reduce criminality in this area.

The Council continues to receive applications within the areas designated as red. There has been a trend for existing operators to apply for minor and full variations to bring into use areas which were unlicensed previously. In all cases the premises licence holder has undertaken to keep their capacity the same. However this trend for increasing the licensed area is concerning as the ability to control capacity is difficult. Any application seeking an increase in floor space, even without an increase in stated capacity, can expect close scrutiny.

Police Crime Reporting

West Yorkshire Police has produced a crime report “Leeds City Centre: Night Time Economy Related Crime” dated September 2017 which has been referred to when reviewing the red and amber zones for 2017. This report is referred to as the Police report in this document. It uses reported crime figures from 01/09/2015 – 31/08/2017. The police report only compares statistics from the last two years, as the statistics are not comparable going further back than that due to the changes in the way in which crime is recorded. The following data tables and key findings (signified by bullet points) have been extracted from the police report.

City Centre

Occurrence Type	01/09/2015 - 31/08/2016	01/09/2016 - 31/08/2017	Change +/-	% Change
Affray	38	52	14	37%
Assault	1300	1524	224	17%
Drunk And Disorderly	255	267	12	5%
Public Order	291	389	98	34%
Robbery	95	146	51	54%
Theft From Person	1168	1453	285	24%
Theft Non Specific	1518	1554	36	2%
Total	4665	5385	720	15%

Figure 1 shows the breakdown of occurrence type 01/09/2015 – 31/08/2017

Licensed Premises Flag

Occurrence Type	01/09/2015 - 31/08/2016	01/09/2016 - 31/08/2017	Change +/-	% Change
Affray	3	4	1	33%
Assault	251	263	12	5%
Drunk And Disorderly	15	15	0	0
Public Order	11	21	10	91%
Robbery	2	1	-1	-50%
Theft From Person	488	453	-35	-7%
Theft Non Specific	537	586	49	9%
Total	1307	2650	36	103%

Figure 2 shows the offences flagged as license premises involved 01/09/2015 – 31/08/2017

Alcohol involved flag

Occurrence Type	01/09/2015 - 31/08/2016	01/09/2016 - 31/08/2017	Change +/-	% Change
Affray	14	18	4	29%
Assault	331	347	16	5%
Drunk And Disorderly	203	180	-23	-11%
Public Order	39	59	20	51%
Robbery	11	15	4	36%
Theft From Person	43	35	-8	-19%
Theft Non Specific	27	20	-7	26%
Total	668	674	6	1%

Figure 3 shows the offences flagged as alcohol involved 01/09/2015 – 31/08/2017

Offences by day or night time economy

DTE

Occurrence Type	01/09/2015 - 31/08/2016	01/09/2016 - 31/08/2017	Change	% Change
Affray	6	10	4	67%
Assault	288	320	32	11%
Drunk And Disorderly	35	30	-5	-14%
Public Order	149	214	65	44%
Robbery	29	38	9	31%
Theft From Person	352	599	247	70%
Theft Non Specific	674	705	31	5%
Total	1533	1916	383	25%

Figure 4 shows the offences during the DTE (06:00 – 17:59) between 01/09/2015 – 31/08/2017

NTE

Occurrence Type	01/09/2015 - 31/08/2016	01/09/2016 - 31/08/2017	Change +/-	% Change
Affray	32	42	10	31%
Assault	1012	1204	192	19%
Drunk And Disorderly	220	237	17	8%
Public Order	142	175	33	23%
Robbery	66	108	42	64%
Theft From Person	816	854	38	5%
Theft Non Specific	844	849	5	5%
Total	3132	3469	337	11%

Figure 5 shows the offences during the NTE (18:00 – 05:59) between 01/09/2015 – 31/08/2017

The tables clearly show that there has been an increase in crime across the city centre. The police report conclusions state:

- An analysis of the examined offences shows overall offending in the City Centre has increased by 15% compared with the previous examined period.
- During 01/09/2016 and 31/08/2017, Assaults and Theft from Person offences have seen the highest increases in terms of volume compared with the previous year. Robbery offences have experienced the greatest percentage change. All examined offences experienced an increase in volume.
- As seen in previous reporting, Assaults and Theft (Non Specific) have the highest number of offences with a licensed premises flag and experienced the greatest increases during the period.
- Assaults continue to be the highest alcohol related crime, followed by Drunk and Disorderly offences. While Drunk and Disorderly offences saw a decrease, Public Order offences increased.
- Theft and Assault offences are the top offence categories for both the day time economy and night time economy.
- In both the examined periods there are more reports of 'off street' offences than 'on street'. The number of assaults occurring 'off street' are fairly similar in both years. There are more assaults reported to occur 'on street'.

Street Level Data

The tables below relate to Leeds City Centre night time economy offending only (18:00 to 05:59) and show the top ten streets and the top ten streets of increasing concern for the night time economy offending. The table shows the percentage of the street compared with the city centre total as shown in Figure 5.

Top 10 Street Names	2015 - 2016	% of City 2015-2016	2016 - 2017	% of City 2016 -2017	Change +/-
BRIGGATE	572	18.3%	631	18%	59
CALL LANE	531	17%	565	16.8%	34
ALBION STREET	263	8.4%	294	8.7%	31
WOODHOUSE LANE	213	6.8%	248	7.3%	35
BOAR LANE	140	4.5%	178	5.2%	38
COOKRIDGE STREET	99	3.2%	116	3.4%	17
THE HEADROW	88	2.8%	109	3.2%	21
MERRION STREET	113	3.6%	98	2.9%	-15
GREAT GEORGE ST	76	2.7%	95	2.8%	19
HEATONS COURT	72	2.3%	79	2.3%	7

Top 10 Street Names Of Increasing Concern	2015 - 2016	% of City 2015-2016	2016 - 2017	% of City 2016-2017	Change +/-
BRIGGATE	572	18.3%	631	18%	59
CALL LANE	531	17%	565	16.8%	34
ALBION STREET	263	8.4%	294	8.7%	31
WOODHOUSE LANE	213	6.8%	248	7.3%	35
BOAR LANE	140	4.1%	178	5.2%	38
THE HEADROW	88	2.6%	109	3.2%	21
GREAT GEORGE ST	76	2.2%	95	2.8%	19
PARK ROW	21	0.6%	40	1.1%	19
KIRKGATE	27	0.8%	34	1%	7
BRIDGE END	16	0.5%	30	0.9%	14

These clearly show that there has been no improvement over the last year with Briggate and Call Lane areas are responsible for 35% of crime reported in the city in the last year. 16% of crime was reported in the other red area of Albion Street/Woodhouse Lane.

The police report conclusions were:

- Briggate, Call Lane, Albion Street and Woodhouse Lane are the top streets for offending in the night time economy for both examined periods. These streets are located within the two city centre CIP red areas, supporting the view that both red areas should be maintained.

Red Area Comparisons

The stated crime figures and time analysis is taken from offences occurring within the red outlining square, between 18:00 – 05:59. Assaults, theft from person, theft non-specific, robbery and sexual offences have been included in this analysis.

Call Lane Red Area



<p>NTE: Year 2015– 2016 (Sept – Aug)</p> <p>Crime:</p> <ul style="list-style-type: none"> ▪ Assault: 420 (+73) ▪ Robbery: 27 (+14) ▪ Sexual Offences: 26 (+6) ▪ Theft From Person: 487 (+77) ▪ Theft Non Specific: 382 (+27) <p>Time Analysis:</p> <p>Peak Time: 00:00 – 05:00</p> <p>Risk days: Thursday, Friday and Saturday</p>	<p>NTE: Year 2016 – 2017 (Sept – Aug)</p> <p>Crime:</p> <ul style="list-style-type: none"> ▪ Assault: 495 (+75) ▪ Robbery: 37 (+10) ▪ Sexual Offences: 31 (+5) ▪ Theft From Person: 472 (-15) ▪ Theft Non Specific: 422 (+40) <p>Time Analysis:</p> <p>Peak Time: 23:00 – 04:00</p> <p>Risk days: Saturday/Sunday highest; also Thursday and Friday</p>
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Figure 8: Call Lane red area for the period 01/09/2015 - 31/08/2016 and 01/09/2016 - 31/08/2017

The police report conclusions were:

- The Call Lane red area remains the predominant hot-spot area. Geo-spatial analysis shows the main risk area within the city centre is the area of Call Lane and Briggate, as shown as Section 7.1. The highest concentration of offences remains in this area and has slightly extended compared with the previous 12 months, but still falling within the existing designated area. The peak time for offending in the Call Lane area is now 23:00 - 04:00.
- Within the Call Lane area, all the examined offences namely Assaults, Robberies, Sexual Offences and Thefts have increased during 2016 and 2017 with Assaults, Robberies and Theft offences seeing the largest increase.

Not only have all crimes increased in this area again this year by another 15%, the peak times have shifted from midnight to 5am to 11pm to 4am. The risk days have changed from Thursday, Friday and Saturday to Thursday to Sunday with Saturday and Sunday the highest. Most worrying are the increases in assault and theft from person.

This shows not only how important it is that the number of people using this area during the night time does not increase but that it would be desirable for the number of people using this area during peak hours to reduce. Therefore any change to the current licences, either new premises or any increase in the operation of the existing premises should not have the effect of increasing visitors to the area.

Furthermore the Council will be investigating ways in which assault and theft can be reduced, in liaison with the operators and agencies. LeedsBID has introduced teams of Purple Ambassadors who operate in a similar way to the street marshalling scheme, with officers patrolling the red areas and dealing with low level nuisance to prevent it from becoming the more serious crime of assault.

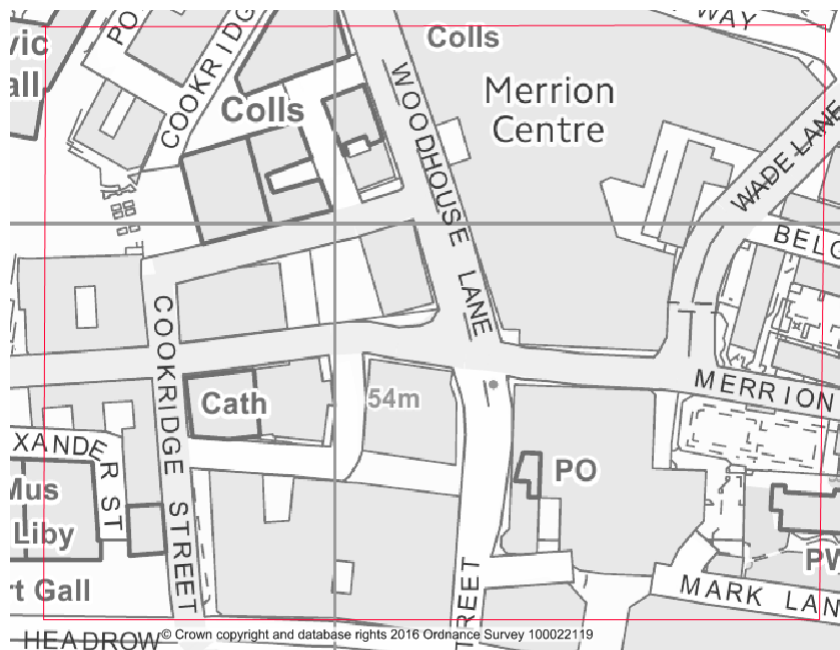
In the last year the Licensing Authority has received applications from:

- a premises on Albion Street seeking to increase their hours, which was refused;
- a premises on Hirsts Yard seeking to make structural changes and update conditions which was granted
- a premises on Call Lane which sought to add off sales to their current licence to allow people to use an outside area, which was granted

- a premises on Briggate which sought to increase their floor space but offered a number of stricter conditions which controlled capacity which was granted
- a premises on Briggate seeking a new application for late night refreshment which was refused
- a premises on Call Lane seeking alcohol in conjunction with food and closing prior to peak hours which was granted
- a premises on Call Lane which sought to extend their hours by one hour til midnight. This matter was outstanding as this assessment was finalised.

Any operator seeking a variation to their current licence must be mindful of the problems being experienced in the area and must ensure that the additional measures they offer will result in no impact on the licensing objectives. A responsible operator will always be seeking ways in which they can contribute to the efforts made to reduce the crime statistics, and would not be satisfied with merely maintaining the status quo.

Albion Street / Woodhouse Lane Red Area



<p>NTE: Year 2015 – 2016 (Sept – Aug)</p> <p>Crime:</p> <ul style="list-style-type: none"> ▪ Assault: 228 (+64) ▪ Robbery: 3 (+2) ▪ Sexual Offences: 7 (-2) ▪ Theft From Person: 126 (-2) ▪ Theft Non Specific: 150 (+19) <p>Time Analysis:</p> <ul style="list-style-type: none"> ▪ Peak: 00:00 - 0400 ▪ Secondary : 23:00 – 00:00 <p>Risk days: Monday, Friday, Saturday</p>	<p>NTE: Year 2016 – 2017 (Sept – Aug)</p> <p>Crime:</p> <ul style="list-style-type: none"> ▪ Assault: 251 (+23) ▪ Robbery: 8 (+5) ▪ Sexual Offences: 14 (+7) ▪ Theft From Person: 151 (+25) ▪ Theft Non Specific: 147 (-3) <p>Time Analysis:</p> <ul style="list-style-type: none"> ▪ Peak: 23:00 - 0400 ▪ Main Peak : 01:00 – 03:00 <p>Risk days: Saturday</p> <p>Secondary days: Monday, Tuesday, Thursday</p>
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Figure 9 Map showing the Albion Street red area for the period 01/09/2015 - 31/08/2016 and 01/09/2016 - 31/08/2017

The police report conclusions were:

- Within the Albion Street / Woodhouse Lane Red area, the hot-spot areas have remained the same in both examined periods, specifically the bottom of Woodhouse Lane and top of Albion Street, as shown in Section 7.2. During the period 2016 to 2017, the peak time is shown as between 01:00 – 03:00.

In the last year the Licensing Authority has received one application from a premises on Albion Street seeking to increase their hours, which was refused.

However the overall 9% increase in crime and the lengthening of the peak hours is worrying. As with the Call Lane/Lower Briggate area this shows not only how important it is that the number of people using this area during the night time does not increase but that it would be desirable for the number of people to reduce. Therefore any change to the current licences, either new premises or any increase in the operation of the existing premises should not have the effect of increasing visitors to the area.

As with the Call Lane area the Council will be investigating ways in which assault and theft can be reduced, in liaison with the operators and agencies. LeedsBID has introduced teams of Purple Ambassadors who operate in a similar way to the street marshalling scheme, with officers patrolling the red areas and dealing with low level nuisance to prevent it from becoming the more serious crime of assault.

Cross Belgrave Street / Merrion Street / New Briggate:

The following area is not a designated 'red area' in the existing CIP; although, it has been noted as an emerging area of popularity during the 'Night Time Economy'.



<p>NTE: Year 2015 – 2016 (Sept – Aug)</p> <p>Crime:</p> <ul style="list-style-type: none"> ▪ Assault: 108 (+28) ▪ Robbery: 8 (+2) ▪ Sexual Offences: 8 (+2) ▪ Theft From Person: 96 (+11) ▪ Theft Non Specific: 112 (-6) <p>Time Analysis:</p> <ul style="list-style-type: none"> ▪ Peak: 01:00 – 04:00 Secondary peak: 23:00 – 00:00 and 04:00 – 05:00 <p>Risk days: Thursday, Friday and Saturday</p>	<p>NTE: Year 2016 – 2017 (Sept – Aug)</p> <p>Crime:</p> <ul style="list-style-type: none"> ▪ Assault: 57 (-51) ▪ Robbery: 8 (no change) ▪ Sexual Offences: 7 (-1) ▪ Theft From Person: 50 (-46) ▪ Theft Non Specific: 48 (-64) <p>Time Analysis:</p> <ul style="list-style-type: none"> ▪ Peak: 00:00 – 04:00 Secondary peak: 23:00 – 00:00 and 04:00 – 05:00 <p>Risk days: Friday and Saturday</p>
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Figure 10: Map showing New Briggate area for the period 01/09/2015 - 31/08/2016 and 01/09/2016 - 31/08/2017

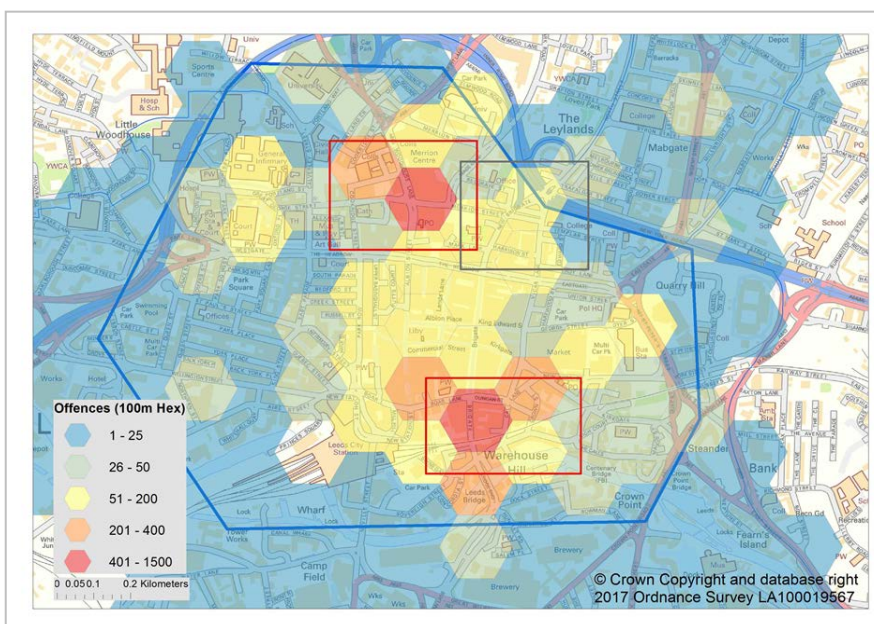
The police report conclusions were:

- The Cross Belgrave Street/Merrion Street/New Briggate areas were noted as an emerging area of concern for the period 2015 – 2016 however several associated offence types have seen reductions over the last 12 month period.

As reported in previous years, this area in Leeds has been developed in the north of the city and is proving very popular. The lengthening of the hot spot period is common with the two red areas however there has been a dramatic reduction in crime across the board.

This area remains in the amber area this year, as this provides the most flexibility to negotiate with applicants regarding safeguards that can be put in place. .

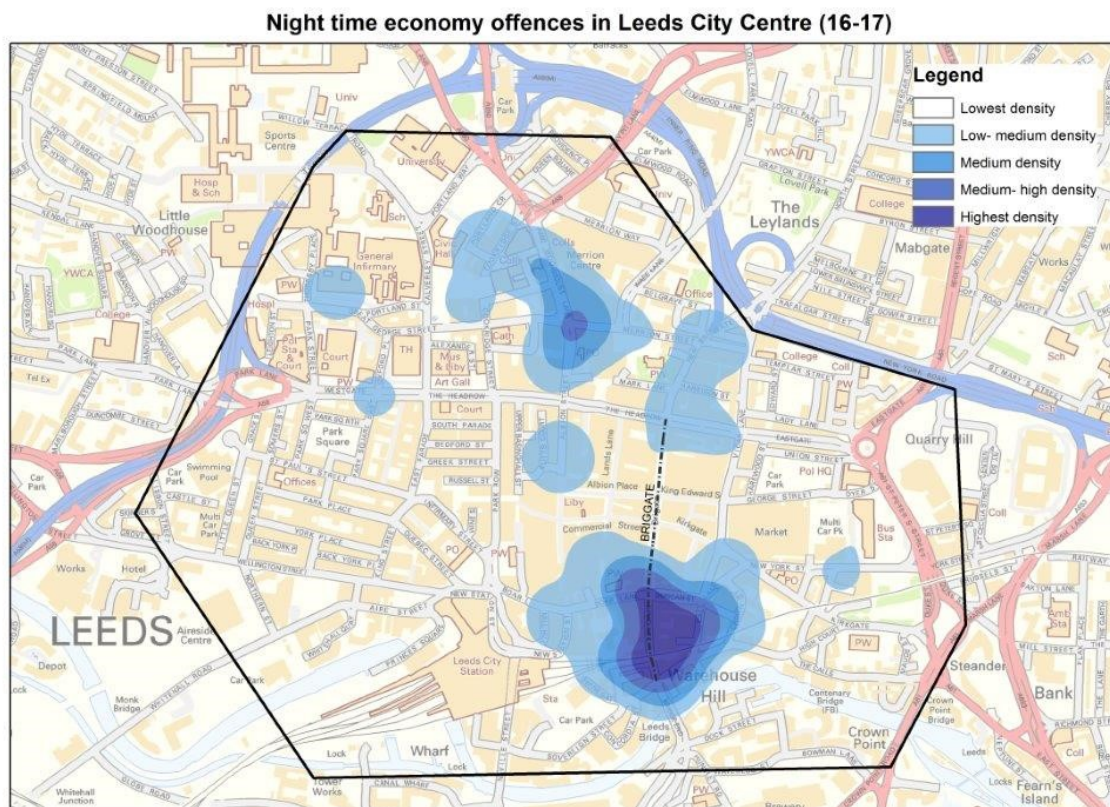
Night Time Related Offences



The Police Report provides two new maps which show the overall spread of night time offences across the area. The 100m Hex grid shows that the main “hotspot” areas detailed previously (shown as red rectangles on the map) cover the main areas of concern, and that the “emerging” area identified previously (grey rectangle) is no longer covering a major offence hotspot. There

are also no “new” areas of concern (that would be orange or red) outside the current localities.

The map below shows the density of night-time offences across the defined area and the concentration of where offences have occurred, highlighted by darker areas. Briggate (highlighted by a dotted line) has the highest density.



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City Centre A&E Assault data

A&E data was provided for the period 01/09/2016 – 31/08/2017. A notable proportion did not have a location address or did not specify an exact address, for example “on street” or “on bus”. Detailed location data is no longer provided therefore the proportion directly associated with the City Centre cannot be assessed.

Road Traffic Incidents

The below table shows the breakdown of Road Traffic Incidents 01/09/2015 - 31/08/2017. The figures have been derived from the red line area “Leeds City Centre” as shown in Section 3.

Incident Type	DTE		DTE Total	NTE		NTE Total	Total
	2015-2016	2016-2017		2015-2016	2016-2017		
Highway Disruption	132	142	274	86	68	154	428
OPL	11	10	21	34	47	81	102
Road Related Offence	62	93	155	68	67	135	290
RTC - Damage Only	316	332	648	165	181	346	994
RTC - Serious Injury	8	14	22	6	6	12	34
RTC - Slight Injury	96	107	203	54	44	98	301
Total	625	698	1323	413	413	826	2149

Figure 12 shows the breakdown of Road Traffic Incidents 01/09/2015 - 31/08/2017.

Day Time Economy – Top Streets

The below tables show the top ten streets and the top ten streets of increasing concern for road traffic incidents during the daytime economy.

	2015 - 2016	2016 - 2017	Change		2015 - 2016	2016 - 2017	Change
Top Ten Street Names				Top 10 Street Names Of Increasing Concern			
THE HEADROW	26	43	17	THE HEADROW	26	43	17
A58	26	40	14	A58	26	40	14
WELLINGTON ST	26	37	11	WELLINGTON ST	26	37	11
A58(M)	21	31	10	A58(M)	21	31	10
INNER RING ROAD	25	30	5	GREAT GEORGE ST	17	29	12
GREAT GEORGE ST	17	29	12	ALBION ST	15	22	7
WOODHOUSE LANE	22	24	2	CLAY PIT LANE	14	20	6
CROWN POINT RD	17	23	6	A61	11	17	6
ALBION STREET	15	22	7	GEORGE ST	6	11	5
CLAY PIT LANE	14	20	6	BOAR LANE	8	12	4

Figure 13 shows the top streets 01/09/2015 – 31/08/2017 or road traffic incidents during the day time economy.

Night Time Economy – Top Streets

The below tables show the top ten streets and the top ten streets of increasing concern for road traffic incidents during the night time economy hours.

	2015 - 2016	2016 - 2017	Change		2015 - 2016	2016 - 2017	Change
Top 10 Street Names				Top 10 Street Names of Increasing Concern			
THE HEADROW	19	22	3	SWINEGATE	4	14	10
WOODHOUSE LANE	21	17	4	BRIGGATE	4	12	8
ALBION STREET	16	18	2	CROWN POINT RD	4	12	8
A58	16	16	0	CALL LANE	7	12	5
BOAR LANE	18	14	-4	GREAT GEORGE ST	12	16	4
WELLINGTON ST	13	15	2	INNER RING ROAD	12	16	4
GREAT GEORGE ST	12	16	4	CALVERLEY ST	6	10	4
INNER RING ROAD	12	16	4	VICAR LANE	3	6	3
CLAY PIT LANE	13	14	1	MERRION STREET	7	10	3
A58(M)	11	12	1	PARK SQUARE	0	3	3

Figure 14 shows the top streets 01/09/2015 – 31/08/2017 for road traffic incidents during the night time economy.

The police report conclusions were:

- During the NTE the main hot-spots for Road Related Incidents were around The Headrow, Woodhouse Lane and Albion Street with a smaller concentration around Boar Lane and Wellington Street

Conclusion

With the police report conclusions in mind the Licensing Authority has determined that the red areas be maintained. Merrion Street/Cross Belgrave Street area and the Boar Lane areas will continue to be closely monitored.

The increase in theft and violent crime in the two red areas is concerning. The council will work with the businesses and partners to establish if further work can be done to reduce these crime figures over the next 12 months and to establish if the Purple Ambassador Scheme has a positive effect on reducing low level crime and disorder.

The Licensing Committee will bear in mind that in the next 12 months there may be significant changes to the way late night levies can be introduced and may also consider the option of an early morning restriction order if these figures do not significantly reduce over the next 12 months.

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The Police Report produced by Leeds District Analytical Unit is available on request from Entertainment Licensing.

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Issued premises licences and club certificates within an area



PREM/01126/019 - Bierkeller Entertainment Complex, 123 The Headrow, Leeds, LS1 5RD

Sale by retail of alcohol	
Monday to Friday	10:00 - 03:00
Saturday	10:00 - 06:00
Sunday	11:00 - 02:00
Provision of late night refreshment	
Monday to Friday	23:00 - 03:00
Saturday	23:00 - 05:00
Sunday	23:00 - 02:00
Exhibition of a film	
Monday to Friday	10:00 - 03:00
Saturday	10:00 - 06:00
Sunday	11:00 - 02:00
Indoor sporting events	
Monday to Friday	10:00 - 03:00
Saturday	10:00 - 06:00
Sunday	11:00 - 02:00
Performance of live music	
Monday to Friday	10:00 - 03:00
Saturday	10:00 - 06:00
Sunday	11:00 - 02:00
Performance of recorded music	
Every Day	00:00 - 23:59
Performance of dance	
Monday to Friday	10:00 - 03:00
Saturday	10:00 - 06:00
Sunday	11:00 - 02:00

PREM/01324/006 - Nando's, 4 The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Monday to Saturday	10:00 - 00:00
Sunday	12:00 - 23:30
Provision of late night refreshment	
Monday to Saturday	23:00 - 00:30
Sunday	23:00 - 00:00
Performance of recorded music	
Every Day	00:01 - 00:00

PREM/02872/003 - Barburrito, 62 The Light, The Headrow, Leeds, LS1 8EQ

Sale by retail of alcohol	
Every Day	11:00 - 23:00
Provision of late night refreshment	
Friday & Saturday	23:00 - 02:00
Sunday	23:00 - 00:00

PREM/02929/007 - Red Hot World Buffet And Bar At The Light, 44-48 The Light, The Headrow, Leeds, LS1 8EQ

Sale by retail of alcohol	
Every Day	11:00 - 01:00
Provision of late night refreshment	
Every Day	23:00 - 01:00
Performance of live music	
Every Day	08:00 - 01:00
Performance of recorded music	
Every Day	08:00 - 01:00
Performance of dance	
Every Day	08:00 - 01:00

PREM/03736/001 - El Mexicana, Unit FC04, The Core, The Headrow, Leeds, LS1 6JE

Sale by retail of alcohol	
Every Day	08:00 - 20:00

PREM/01627/006 - Radisson Blu Hotel, 1 The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	10:00 - 02:00
Provision of late night refreshment	
Every Day	23:00 - 05:00
Performance of live music	
Every Day	00:01 - 00:00
Performance of recorded music	
Every Day	00:01 - 00:00

PREM/03416/001 - The Decanter, Ground Floor And Basement, 17 Park Row, Leeds, LS1 5JQ

Sale by retail of alcohol	
Every Day	10:00 - 02:00
Provision of late night refreshment	
Every Day	23:00 - 02:30
Performance of recorded music	
Every Day	10:00 - 02:00

PREM/00424/005 - The Picture House, 82-90 Merrion Street, Leeds, LS2 8LW

Sale by retail of alcohol	
Monday to Wednesday	10:00 - 01:00
Thursday to Saturday	10:00 - 02:00
Sunday	10:00 - 01:00
Provision of late night refreshment	
Monday to Wednesday	23:00 - 01:00
Thursday to Saturday	23:00 - 02:00
Sunday	23:00 - 01:00
Exhibition of a film	
Monday to Wednesday	10:00 - 01:00
Thursday to Saturday	10:00 - 02:00
Sunday	10:00 - 01:00
Indoor sporting events	
Monday to Wednesday	10:00 - 01:00
Thursday to Saturday	10:00 - 02:00
Sunday	10:00 - 01:00

Performance of live music	
Monday to Wednesday	10:00 - 01:00
Thursday to Saturday	10:00 - 02:00
Sunday	10:00 - 01:00
Performance of recorded music	
Every Day	00:00 - 23:59
Performance of dance	
Monday to Wednesday	10:00 - 01:00
Thursday to Saturday	10:00 - 02:00
Sunday	10:00 - 01:00

PREM/03058/007 - The White Swan, Swan Street, Leeds, LS1 6LG

Sale by retail of alcohol	
Friday & Saturday	11:00 - 02:00
Sunday to Thursday	11:00 - 01:00
Performance of live music	
Every Day	12:00 - 00:00
Performance of recorded music	
Friday & Saturday	09:00 - 02:00
Sunday to Thursday	09:00 - 01:00

PREM/02824/004 - Gaucho, Ground Floor And Basement, 21-22 Park Row, Leeds, LS1 5JF

Sale by retail of alcohol	
Every Day	10:00 - 02:00
Provision of late night refreshment	
Every Day	10:00 - 02:00
Performance of a play	
Every Day	10:00 - 02:00
Exhibition of a film	
Every Day	10:00 - 02:00
Performance of live music	
Monday to Saturday	10:00 - 00:00
Sunday	10:00 - 23:00
Performance of recorded music	
Every Day	10:00 - 02:00
Performance of dance	
Every Day	10:00 - 02:00
Entertainment similar to live music, recorded music or dance	
Every Day	10:00 - 02:00

PREM/00530/V01 - Subway (Albion Street), 19 St Johns Centre, 110 - 118 Albion Street, Leeds, LS2 8LQ

Provision of late night refreshment	
Every Day	23:00 - 05:00

PREM/04096/001 - Tesco, 85-87 Briggate And 45-49 The Headrow, Leeds, LS1 6NP

Sale by retail of alcohol	
Every Day	06:00 - 23:00

PREM/03980/003 - Remedy Hairdressing, 16 New Briggate, Leeds, LS1 6NU

Sale by retail of alcohol	
Monday to Saturday	13:00 - 01:00
Sunday	13:00 - 23:00

Provision of late night refreshment
Monday to Saturday 23:00 - 01:00

PREM/01288/014 - Pryzm, Merrion Street, Leeds, LS2 8NG

Sale by retail of alcohol
Every Day 10:00 - 06:00

Provision of late night refreshment
Every Day 23:00 - 05:00

Exhibition of a film
Every Day 10:00 - 06:00

Boxing or wrestling entertainment
Every Day 10:00 - 06:00

Performance of live music
Every Day 10:00 - 06:00

Performance of recorded music
Every Day 10:00 - 06:00

Performance of dance
Every Day 10:00 - 06:00

PREM/03952/001 - Georges Great British Kitchen, Part Ground Floor, 52-54 The Headrow, Leeds, LS1 8EQ

Sale by retail of alcohol
Every Day 08:00 - 00:00

Provision of late night refreshment
Every Day 23:00 - 00:00

Performance of a play
Every Day 08:00 - 00:00

Exhibition of a film
Every Day 08:00 - 00:00

Performance of live music
Every Day 08:00 - 00:00

Performance of recorded music
Every Day 08:00 - 00:00

Performance of dance
Every Day 08:00 - 00:00

PREM/03090/002 - KFC, Merrion Centre, 76 - 78 Merrion Street, Leeds, LS2 8LW

Provision of late night refreshment
Friday & Saturday 23:00 - 04:00

Sunday to Thursday 23:00 - 02:00

PREM/03527/002 - Tall Boys, 17 Thorntons Arcade, Leeds, LS1 6LQ

Sale by retail of alcohol
Every Day 11:00 - 22:00

PREM/01359/002 - Da Mario Ristorante, 103 - 105 The Headrow, Leeds, LS1 5JW

Sale by retail of alcohol
Monday to Saturday 11:00 - 00:00

Sunday 12:00 - 23:30

Provision of late night refreshment
Monday to Saturday 23:00 - 00:00

Sunday 23:00 - 23:30

PREM/03166/002 - Age Uk Leeds, Bradbury Building, Mark Lane, Leeds, LS2 8JA

Sale by retail of alcohol	
Every Day	11:00 - 23:00
Performance of a play	
Every Day	11:00 - 23:00
Exhibition of a film	
Every Day	11:00 - 23:00
Performance of live music	
Every Day	11:00 - 23:00
Performance of recorded music	
Every Day	11:00 - 23:00
Performance of dance	
Every Day	11:00 - 23:00
Entertainment similar to live music, recorded music or dance	
Every Day	11:00 - 23:00

PREM/04099/001 - Estabulo, 3C The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	11:00 - 23:00
Performance of recorded music	
Every Day	11:30 - 23:00

PREM/02985/008 - Zizzi, Unit A9 The Light, Albion Street, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	11:00 - 00:00
Provision of late night refreshment	
Every Day	23:00 - 00:30
Performance of recorded music	
Every Day	11:00 - 00:30

PREM/03830/001 - Thewlis Cocktail Bar, 18 Park Row, Leeds, LS1 5JA

Sale by retail of alcohol	
Every Day	10:00 - 03:00
Provision of late night refreshment	
Every Day	23:00 - 03:30
Performance of recorded music	
Every Day	10:00 - 03:00

PREM/02783/005 - Wine Rack, 22 New Briggate, Leeds, LS1 6NU

Sale by retail of alcohol	
Monday to Saturday	10:00 - 21:00
Sunday	12:00 - 16:00

PREM/03256/005 - Prezzo, Unit 16, 17, 18, The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Monday to Saturday	10:00 - 00:00
Sunday	10:00 - 23:30
Provision of late night refreshment	
Monday to Saturday	23:00 - 00:00
Sunday	23:00 - 23:30

PREM/03221/005 - Miller & Carter, The Light, Unit 58/60, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	10:00 - 00:00

Provision of late night refreshment	
Every Day	23:00 - 00:00
Performance of recorded music	
Every Day	10:00 - 00:00

PREM/04089/001 - Jungle Rumble, Unit 4, The Cube, Albion Street, Leeds, LS2 8ER

Sale by retail of alcohol	
Every Day	10:00 - 22:30
Indoor sporting events	
Every Day	10:00 - 23:00
Performance of recorded music	
Every Day	10:00 - 23:00

PREM/00298/014 - Browns, Unit H28 The Light, 70 - 72 The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Thursday to Saturday	10:00 - 01:00
Sunday to Wednesday	10:00 - 00:00
Provision of late night refreshment	
Thursday to Saturday	23:00 - 01:00
Sunday to Wednesday	23:00 - 00:00
Exhibition of a film	
Thursday to Saturday	10:00 - 01:00
Sunday to Wednesday	10:00 - 00:00
Performance of live music	
Thursday to Saturday	10:00 - 01:00
Sunday to Wednesday	10:00 - 00:00
Performance of recorded music	
Every Day	00:00 - 23:59

PREM/03363/008 - Stampede, St Johns Centre, 110 - 118 Albion Street, Leeds, LS2 8LQ

Sale by retail of alcohol	
Every Day	10:00 - 00:00
Provision of late night refreshment	
Every Day	23:00 - 00:00
Performance of recorded music	
Every Day	08:00 - 00:00

PREM/00575/020 - Tiger Tiger, 117 Albion Street, Leeds, LS2 8DY

Sale by retail of alcohol	
Monday to Thursday	11:00 - 03:00
Friday & Saturday	11:00 - 04:00
Sunday	12:00 - 03:00
Provision of late night refreshment	
Friday & Saturday	23:00 - 04:00
Sunday to Thursday	23:00 - 03:00
Performance of live music	
Monday to Thursday	11:00 - 03:00
Friday & Saturday	11:00 - 04:00
Sunday	12:00 - 03:00
Performance of recorded music	
Monday to Thursday	11:00 - 03:00
Friday & Saturday	11:00 - 04:00
Sunday	12:00 - 03:00

Performance of dance	
Monday to Thursday	11:00 - 03:00
Friday & Saturday	11:00 - 04:00
Sunday	12:00 - 03:00
Entertainment similar to live music, recorded music or dance	
Monday to Thursday	11:00 - 03:00
Friday & Saturday	11:00 - 04:00
Sunday	12:00 - 03:00

PREM/00543/007 - Vue Cinema, 22 The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	09:00 - 02:30
Provision of late night refreshment	
Every Day	23:00 - 03:00
Performance of a play	
Every Day	09:00 - 03:00
Exhibition of a film	
Every Day	09:00 - 03:00
Performance of live music	
Every Day	09:00 - 03:00
Performance of recorded music	
Every Day	09:00 - 03:00
Performance of dance	
Every Day	09:00 - 03:00
Entertainment similar to live music, recorded music or dance	
Every Day	09:00 - 03:00

PREM/03295/006 - Frankie And Benny's, Unit A12, The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	10:00 - 00:00
Provision of late night refreshment	
Every Day	23:00 - 00:30
Performance of recorded music	
Every Day	08:00 - 00:30

PREM/01194/004 - North Bar, 24 New Briggate, Leeds, LS1 6NU

Sale by retail of alcohol	
Every Day	11:00 - 04:00
Provision of late night refreshment	
Every Day	23:00 - 04:00
Performance of live music	
Every Day	11:00 - 04:00
Performance of recorded music	
Every Day	00:00 - 23:59
Performance of dance	
Every Day	11:00 - 04:00

PREM/02865/002 - The Core, Headrow Shopping Centre, The Headrow, Leeds, LS1 6JE

Performance of a play	
Monday to Saturday	09:00 - 16:22
Sunday	09:00 - 20:30

Exhibition of a film	
Monday to Saturday	09:00 - 21:00
Sunday	09:00 - 20:30
Performance of live music	
Monday to Saturday	09:00 - 21:00
Sunday	09:00 - 20:30
Performance of recorded music	
Monday to Saturday	09:00 - 21:00
Sunday	09:00 - 20:30
Performance of dance	
Monday to Saturday	09:00 - 21:00
Sunday	09:00 - 20:30
Entertainment similar to live music, recorded music or dance	
Monday to Saturday	09:00 - 21:00
Sunday	09:00 - 22:30

PREM/02631/002 - Sela Bar, 20 New Briggate, Leeds, LS1 6NU

Sale by retail of alcohol	
Every Day	10:00 - 04:00
Provision of late night refreshment	
Every Day	23:00 - 04:30
Performance of a play	
Every Day	10:00 - 04:30
Exhibition of a film	
Every Day	10:00 - 04:30
Indoor sporting events	
Every Day	10:00 - 04:30
Performance of live music	
Every Day	10:00 - 04:30
Performance of recorded music	
Every Day	10:00 - 04:30
Performance of dance	
Every Day	10:00 - 04:30
Entertainment similar to live music, recorded music or dance	
Every Day	10:00 - 04:30

PREM/01855 - Alternative Fishery And Grill Bar, 29 New Briggate, Leeds, LS2 8JD

Provision of late night refreshment	
Monday to Thursday	23:00 - 03:30
Friday to Sunday	23:00 - 05:00

PREM/03985/003 - Luda Bingo, Units 1 And 2 The Cube, Albion Street, Leeds, LS2 8ER

Sale by retail of alcohol	
Every Day	11:00 - 00:00
Provision of late night refreshment	
Every Day	23:00 - 00:00
Performance of recorded music	
Monday to Saturday	07:00 - 00:00
Sunday	09:00 - 00:00

PREM/00393/009 - Horse & Trumpet, 51 - 53 The Headrow, Leeds, LS1 6LR

Sale by retail of alcohol	
Friday & Saturday	09:00 - 01:00
Sunday to Thursday	10:00 - 00:00

Provision of late night refreshment	
Friday & Saturday	23:00 - 01:00
Sunday to Thursday	23:00 - 00:00
Exhibition of a film	
Friday & Saturday	09:00 - 01:00
Sunday to Thursday	10:00 - 00:00
Indoor sporting events	
Friday & Saturday	09:00 - 01:00
Sunday to Thursday	10:00 - 00:00
Performance of recorded music	
Every Day	00:00 - 23:59

PREM/03975/001 - Taco Bell, Units 1 , Upper Ground Floor, St Johns Centre, Leeds, LS2

Sale by retail of alcohol	
Every Day	10:00 - 04:00
Provision of late night refreshment	
Every Day	23:00 - 04:00

PREM/02688/007 - Sainsbury's Supermarkets Ltd, Unit 4, The Headrow, Leeds, LS1 8LA

Sale by retail of alcohol	
Every Day	06:00 - 00:00
Provision of late night refreshment	
Every Day	23:00 - 00:00

PREM/03610/003 - Turtle Bay, Unit A14 , The Light, Albion Street, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	10:00 - 00:00
Provision of late night refreshment	
Every Day	23:00 - 00:30
Performance of recorded music	
Every Day	10:00 - 00:00

PREM/00861/004 - McDonald's Restaurant, 123 St. John's Centre, Merrion Street, Leeds, LS2 8LQ

Provision of late night refreshment	
Every Day	23:00 - 05:00

PREM/03434/001 - Hepworth's Delicatessen, 21 Thorntons Arcade, Leeds, LS1 6LQ

Sale by retail of alcohol	
Every Day	08:00 - 18:00
Performance of recorded music	
Every Day	08:00 - 18:00

PREM/03399/001 - La Bottega Milanese, Unit A11A, The Light, The Headrow, Leeds, LS1 8TL

Sale by retail of alcohol	
Every Day	09:00 - 23:30
Provision of late night refreshment	
Every Day	23:00 - 23:30
Performance of recorded music	
Every Day	08:00 - 23:30

PREM/01729/004 - City Varieties Music Hall, Swan Street, Leeds, LS1 6LW

Sale by retail of alcohol	
Every Day	11:00 - 01:00
Performance of a play	
Every Day	09:30 - 00:00
Boxing or wrestling entertainment	
Every Day	12:00 - 00:00
Performance of live music	
Every Day	09:30 - 02:00
Performance of recorded music	
Every Day	09:30 - 02:00
Entertainment similar to live music, recorded music or dance	
Every Day	09:00 - 02:00
Performance of Dance	
Every Day	09:30 - 00:00
Exhibition of a Film	
Every Day	09:30 - 00:00

PREM/03072/001 - Wax Bar, 20 New Briggate, Leeds, LS1 6NU

Sale by retail of alcohol	
Every Day	10:00 - 04:00
Provision of late night refreshment	
Every Day	23:00 - 00:00
Exhibition of a film	
Every Day	10:00 - 04:00
Indoor sporting events	
Every Day	10:00 - 04:00
Performance of live music	
Every Day	10:00 - 04:00
Performance of recorded music	
Every Day	10:00 - 04:00
Performance of dance	
Every Day	10:00 - 04:00
Entertainment similar to live music, recorded music or dance	
Every Day	10:00 - 04:00

PREM/00186 - St Annes Cathedral Hall, Great George Street, Leeds, LS2 8BE

Sale by retail of alcohol	
Monday to Saturday	11:00 - 23:00
Sunday	12:00 - 22:30