



Report of the Assistant Chief Executive (Corporate Governance)

Report to the Licensing Sub Committee

Date: 8th November 2010

Subject: Application for the Grant of a Premises Licence for Fazenda Rodizio Bar & Grill, Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds, LS1 4GL

Electoral Wards Affected:

City & Hunslet



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Executive Summary

This report informs members of an application for the grant of a Premises Licence for premises situated at Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds, LS1 4GL, trading as Fazenda Rodizio Bar & Grill.

The premises intends to operate as a Steakhouse restaurant offering a buffet and table menu service and intends on having a seated capacity of 125 diners and a 24 seat bar for diners to enjoy a pre dinner drink. The premises are situated on the ground floor of an apartment block in Leeds city Centre.

The responsible authorities are served with copies of the application by the applicant and Ward Members have been notified of the application.

1.0 Purpose of this Report

- 1.1 To advise Members of an application made under section 17 of the Licensing Act 2003 ("the Act") for a Premises Licence in respect of the above mentioned premises.
- 1.2 Members are required to consider this application due to the receipt to representations.

2.0 History of Premises

- 2.1 This is the first application for a premises licence. It is proposed that the premise is used predominantly as a restaurant.

3.0 The Application

- 3.1 The applicant is City District Limited
- 3.2 The location of the premises can be found on the map attached as Appendix A.
- 3.3 A copy of the application and operating schedule are attached as Appendix B to this report. For the assistance of members, the Operating Schedule shows:

3.4 Proposed licensable activities

Sale by retail of alcohol
Provision of late night refreshment
Performance of recorded Music

3.5 Proposed hours of licensable activities

The proposed hours of licensable activities are as follows:

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

3.6 Proposed times when the premises is open to the public

The premises propose to open to the public between the following hours

Everyday	08:00 - 00:30
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3.7 Steps to promote the licensing objectives

The applicant proposes to take specific steps to promote the licensing objectives identified in the annex submitted with the application; a copy of which is attached as Appendix C of this report.

4.0 Relevant Representations

4.1 Under the Act representations can be received from responsible authorities or interested parties. Representations must be relevant and, in the case of an interested party, must not be frivolous or vexatious.

4.2 Representations have been received from the following Responsible Authorities:

West Yorkshire Police

Members are invited to consider Appendix D of this report.

Environmental Protection Team

Members are invited to consider Appendix E of this report.

Health And Safety Services

Members are invited to consider Appendix F of this report.

4.3 Representations have been received from interested parties. Members are invited to consider Appendix G of this report.

4.4 Any representations submitted may be agreed prior to a hearing. In this instance the operating schedule has been amended to include agreed measures with the following Responsible Authorities:

West Yorkshire Police

Members are invited to consider Appendix H of this report.

Environmental Protection Team

Members are invited to consider Appendix I of this report.

Health And Safety Services

Members are invited to consider Appendix J of this report.

5.0 Matters Relevant to the Application

5.1 Members of the Licensing Sub Committee must make decisions with a view to promoting the licensing objectives which are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

5.2 In the making of their decision Members are obliged to have regard to the national guidance and the council's licensing policy. Members will be aware they must also have regard to the relevant representations made and evidence they hear.

6.0 Options available to members

6.1 The licensing sub-committee must take such of the following steps as it considers necessary for the promotion of the licensing objectives:

- Grant the application as requested.

- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates.
- Refuse to specify the said person as the Designated Premises Supervisor.
- Reject the whole or part of the application.

6.2 Members of the Licensing sub committee 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 necessary in order to promote the licensing objectives.

Background Papers

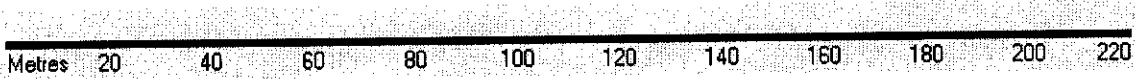
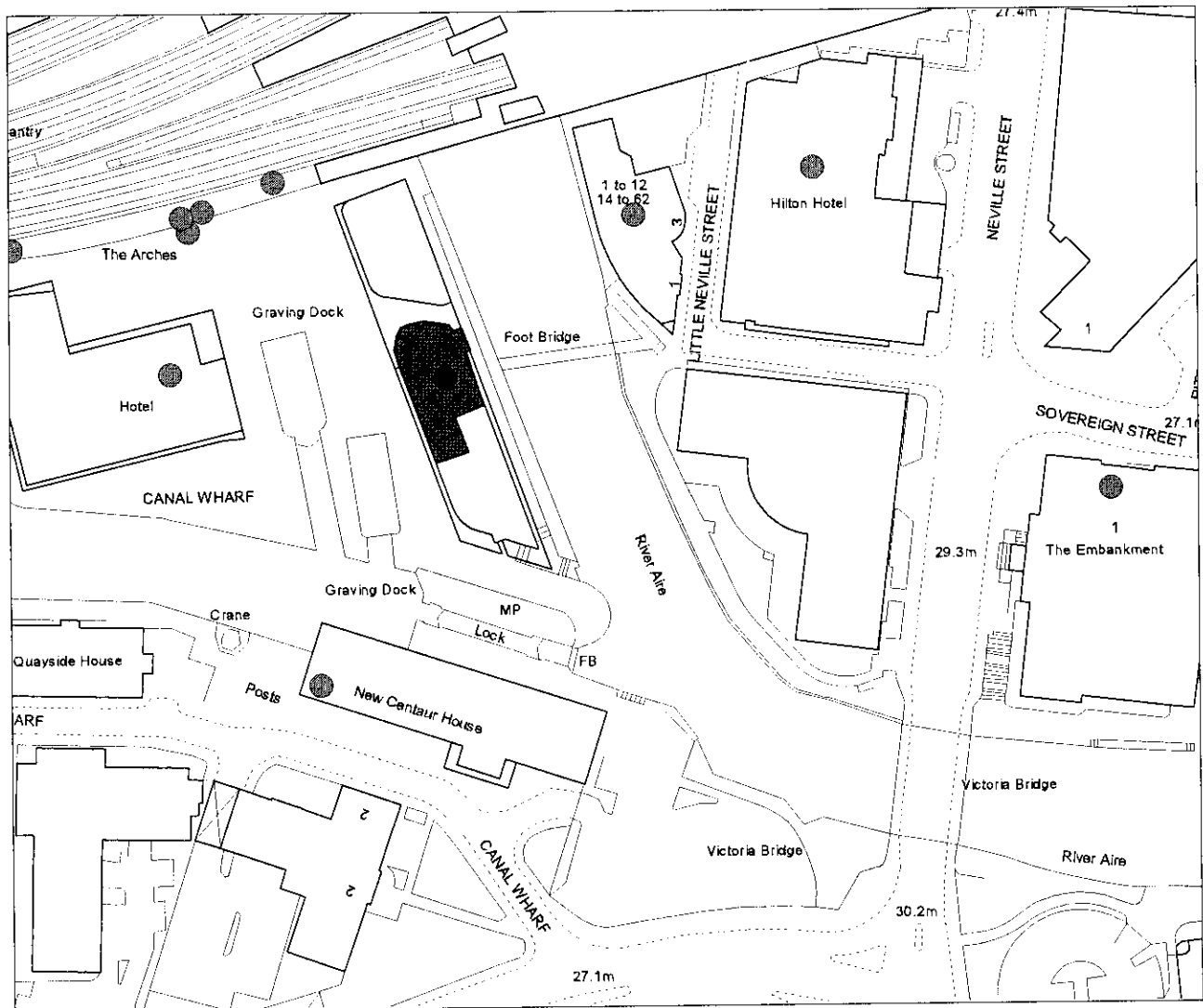
- Guidance issued under s182 Licensing Act 2003
- Leeds City Council Licensing Policy



Leeds City Council
Entertainment Licensing

Fazenda Rodizio Bar & Grill

Unit B-K, Watermans Place, 3 Wharf Place, Leeds, LS1 4GL



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

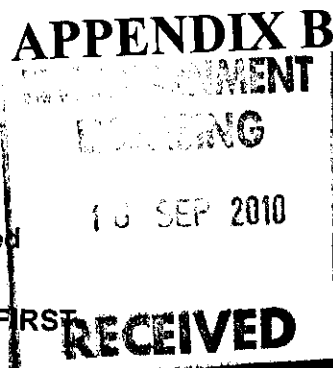
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Date:	22 October 2010
Scale:	1:1400

SCANNED

PREM/02945



Application for a premises licence to be granted
under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I/We City District Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 - Premises Details

Postal address of premises or, if none, Ordnance Survey map reference or description	
Fazenda Rodizio Bar and Grill Units B-K Waterman's Place 3 Wharf Approach Holbeck	
Post town	Leeds
Post code	LS1 4SL
Telephone number at premises (if any)	0333 4567980
Non-domestic rateable value of premises	£ IN CONSTRUCTION (BAND C)

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as
Please tick yes

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post Town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	

Current postal address if different from premises address			
Post Town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name City District Limited	Active
Address 17 Old Leeds Road Huddersfield West Yorkshire HD1 1SG	
Registered number (where applicable) 07320442	✓ JA
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company	
Telephone number (if any) 01484 429429	
E-mail address (optional)	

Part 3 Operating Schedule

When do you want the premises licence to start?

Day		Month		Year	
0	1	1	1	2	0
1	0				

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day		Month		Year	

Please give a general description of the premises (please read guidance note1)

The premises intends to operate as a Steakhouse restaurant offering a buffet and table menu service. The premises intends on having a seated capacity of 125 for diners and a 24 seat bar for diners to enjoy a pre dinner drink.

The premises are situated on the ground floor of an apartment block in Leeds City Center. The premises are opposite City Inn Hotel and near The Wasabi Restaurant, The Hops Public House, The Hilton, The Olive Press Restaurant and The Golf Café Bar who all benefit from a Premises Licence.

A plan of the premises is attached together with a plan of the outside area. The outside area of the premises needs to be included in the Premises Licence as patrons will be permitted to consume alcohol on the outside area. There will also be ambient background music.

It is proposed that the premises is predominantly used as a restaurant.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick yes

- | | |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of entertainment facilities:

- | | |
|---|--------------------------|
| i) making music (if ticking yes, fill in box I) | <input type="checkbox"/> |
| j) dancing (if ticking yes, fill in box J) | <input type="checkbox"/> |
| k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box L)

Supply of alcohol (if ticking yes, fill in box M)



In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue			State any seasonal variations for performing plays (please read guidance note 4)			
Wed						
Thur			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)			
Fri						
Sat						
Sun						

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon				
Tue			State any seasonal variations for the exhibition of films (please read guidance note 4)	
Wed				
Thur			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)	
Fri				
Sat				
Sun				

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
Day	Start	Finish		Both <input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	
Tue				
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)	
Thur				
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors <input type="checkbox"/>	
					Outdoors <input type="checkbox"/>	
					Both <input type="checkbox"/>	
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue			State any seasonal variations for the performance of live music (please read guidance note 4)			
Wed						
Thur			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) None			
Fri						
Sat						
Sun						

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	10.00	00.00	<u>Please give further details here</u> (please read guidance note 3) There will be recorded music at the premises for diners to enjoy. It is intended that the music take the form of ambient background music. No recorded music will be played outdoors at the premises after 10pm to show respect to the residential apartments above the premises.		
Tue	10.00	00.00			
Wed	10.00	00.00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4) None		
Thur	10.00	00.00			
Fri	10.00	00.00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 5) None		
Sat	10.00	00.00			
Sun	10.00	00.00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input type="checkbox"/>	
				Outdoors <input type="checkbox"/>	
				Both <input type="checkbox"/>	
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for the performance of dance (please read guidance note 4)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri					
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p><u>Please give a description of the type of entertainment you will be providing</u></p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 3)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Fri					
Sat			<p><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)</p>		
Sun					

I

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u>	
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)	
Mon				
Tue				
Wed				
Thur				
Fri				
Sat				
Sun		0		
			<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4)	
			<u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			Will the facilities for dancing be indoors or outdoors or both – please tick (see guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
			<u>Please give a description of the facilities for dancing you will be providing</u>	
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue				
Wed			<u>State any seasonal variations for providing dancing facilities</u> (please read guidance note 4)	
Thur				
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Sat				
Sun				

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) Food may be served after 11pm for consumption on the premises only. The premises intends on operating as a restaurant with a buffet and table menu service. Food may not be consumed outside at the premises after 10pm.		
Mon	23.00	00.00			
Tue	23.00	00.00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4) None		
Wed	23.00	00.00			
Thur	23.00	00.00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5) None		
Fri	23.00	00.00			
Sat	23.00	00.00			
Sun	23.00	00.00			

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises <input checked="" type="checkbox"/>
				Off the premises <input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) None	
Mon	10.00	00.00		
Tue	10.00	00.00		
Wed	10.00	00.00		
Thur	10.00	00.00		
Fri	10.00	00.00		
Sat	10.00	00.00		
Sun	10.00	00.00		
			Both <input type="checkbox"/>	
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5) None	

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name Robert Melman	
Address 1 Lytham Way, Lindley, Huddersfield	
Postcode	HD3 3WG
Personal Licence number (if known) KMCPL0853	
Issuing licensing authority (if known) Kirklees Metropolitan Council	

N

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)
 None

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4) None
Day	Start	Finish	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5) None
Mon	08.00	00.30	
Tue	08.00	00.30	
Wed	08.00	00.30	
Thur	08.00	00.30	
Fri	08.00	00.30	
Sat	08.00	00.30	
Sun	08.00	00.30	

P Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

See annex attached

b) The prevention of crime and disorder

See annex attached

c) Public safety

See annex attached

d) The prevention of public nuisance

See annex attached

e) The protection of children from harm

See annex attached

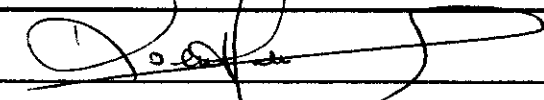
Please tick yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	15 th September 2010
Capacity	Director

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13) Jodie Hindle, Ramsdens Solicitors LLP, Oakley House, 1 Hungerford Road, Edgerton			
Post town	Huddersfield	Post code	HD3 3AL
Telephone number (if any)	01484 558054		
If you would prefer us to correspond with you by e-mail your e-mail address (optional) jodie.hindle@ramsdens.co.uk			

Notes for Guidance

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Operating Schedule

A) GENERAL

The Premises will comply with the four licensing objectives being the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children of harm.

The Applicant is prepared to work closely with Leeds City Council regarding the development of the Premises.

B) THE PREVENTION OF CRIME AND DISORDER

The Applicant will have regard to the Crime and Disorder Act 1998.

The staff will be fully briefed to be vigilant for signs of drunkenness, the use or attempt to use or supply drugs and any signs of abuse or violence. Staff will have a good knowledge of the procedures to deal with violence and antisocial behaviour

The premises intends on operating as a restaurant and therefore there will be no irresponsible drinks promotions.

The premises will raise awareness of safer travel by displaying numbers of licensed taxi firms at the premises.

There will be a clear policy in place to prevent under age sales by request of proof of age cards.

The premises will provide the appropriate ratio of tables and chairs to customers based on the capacity of the premises in order to prevent high volume vertical drinking and reduce over consumption of alcohol and aggressive behaviour.

The Designated Premises Supervisor will generally be on site but if he isn't, he will be contactable by mobile telephone.

C) PUBLIC SAFETY

Before opening to the public, checks will be undertaken to ensure all access to the premises are clear for emergency vehicles. Regular checks will be undertaken when the premises is open.

Written records of all accidents and safety incidents involving members of the public will be kept and will be made available at the request of an authorised officer.

All electrical appliances within the Premises will carry Electrical Safety Certificates and will be inspected on a periodic basis by a suitably qualified and competent person. .

A fire risk assessment of the Premises will be carried out regularly. All alarm systems will be serviced regularly and all fire extinguishers will be tested and certified. All fire doors at the Premises will be easily opened and accessible at all times. Fire doors will be checked on a regular basis to ensure they function satisfactorily. There will be clear fire exit signs at the Premises and detailed notices detailing action to be taken in a fire and all staff will be trained on emergence escapes.

There will be adequate first aid material on the premises together with a trained first aider.

D) THE PREVENTION OF PUBLIC NUISANCE

Customers will be encouraged to leave the Premises with respect to the local area and there will be signs to this effect at the exits.

It is not anticipated that there will be any rubbish collections at antisocial times and any deliveries from suppliers will be scheduled during the day. There is a designated area 150 yards away from the premises where deliveries take place and where taxis can collect patrons in order not to disturb residents in the apartments above.

Taxis can be arranged by staff should customers require it and rather than sounding horns the drivers will be encouraged to enter the premises to announce their arrival.

E) THE PROTECTION OF CHILDREN FROM HARM

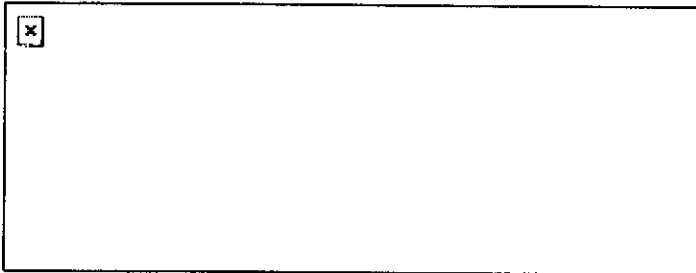
The premises intends on operating as a family orientated restaurant. Children under the age of 16 years must be accompanied by an adult. Staff are to be briefed to be extra vigilant when children are on the Premises.

If bookings are taken for groups under the age of 18 years, they will be emailed or sent a letter advising them of the strict policy of no under age alcohol consumption.

The operating procedures ensure that if any doubt exists all staff are required to ask for proof of age. No alcohol will be served to those under the age of 18 years.

The premises intends on operating the "If you look under 25 be prepared to show ID" policy.

NOT PROTECTIVELY MARKED



Leeds District Licensing Department

Licensing Department

Millgarth Police Station
Millgarth Street
Leeds
LS2 7HX

Tel: 0113-2413072

Fax: 0113-2413123

Email:

catherine.arkle@westyorkshire.pnn.police.uk

Website:

Your ref:

Our ref:

14th October 2010

Jodie Hindle
Ramsdens Solicitors LLP
Oakley House
1, Hungerford Road
Edgerton
Huddersfield
HD3 3AL



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

RE: FAZENDA RODIZIO BAR AND GRILL, WATERMAN'S PLACE, 3, WHARF APPROACH, LEEDS, LS1 4GL

NEW PREMISES LICENCE – LICENSING ACT 2003:

POLICE – LETTER OF REPRESENTATION – 'QUALIFIED' OBJECTION:

Thank you for submitting your application for the above premises, received at the address above on 17th September 2010.

West Yorkshire Police are of the opinion that your application contains insufficient information about how you intend to meet the licensing objectives.

We therefore confirm that we are submitting a formal representation against your application on the grounds of:-

1. the prevention of crime & disorder
2. the prevention of public nuisance, and
3. the protection of children from harm.

However, West Yorkshire Police are also of the opinion that the said objectives could be met should you be prepared to incorporate certain identified measures within your operating schedule as conditions, in **addition** to what you may have offered in your application.

Please find enclosed a document which at **Part 1** contains the suggested measures which this authority considers are proportionate and appropriate to the nature of your application.

NOT PROTECTIVELY MARKED

NOT PROTECTIVELY MARKED

Should you be in agreement with the suggested measures then please signify this by completing and signing **Part 2** of the enclosed form and return the complete document to this office as soon as possible. Upon receipt of your consent at **Part 2**, it will be taken that you signify your wishes for the licensing authority to amend your operating schedule to incorporate the proposed measures as conditions. Alternatively should you disagree with the proposed measures, then please complete **Part 3** and again return the complete document to this office as soon as possible.

PART 1 - to be completed by the Responsible Authority:

West Yorkshire Police propose the following control measures / conditions under the Licensing Act 2003 (in addition to those that you may have already offered), for the premises-:

**FAZENDA RODIZIO BAR AND GRILL
WATERMAN'S PLACE
3, WHARF APPROACH
LEEDS
LS1 4GL**

Having considered the application under the Licensing Act 2003 for the above premises, West Yorkshire Police considers that the following measures are relevant, proportionate and necessary in order to promote the following licensing objectives-:

- the prevention of crime & disorder
- the prevention of public nuisance
- the protection of children from harm

Measures / Additional measures proposed:

- **A suitable CCTV system will be maintained and be operational on the premises at all times when licensed activities are being carried out.**
- **The siting and standard of the CCTV system will be agreed with WYP prior to installation and will comply with that agreement at all times.**
- **CCTV security footage will be made secure and retained for a minimum period of 31 days time to the satisfaction of WYP.**
- **At all times that licensable activities are taking place there shall be a member of staff on duty who is able to operate the CCTV system and who can download footage immediately on request of a responsible authority**
- **A Supervisor's Register will be maintained at the licensed premises, showing the names, addresses and up-to-date contact details for the DPS and all personal licence holders.**
- **The Supervisors Register will state the name of the person who is in overall charge of the premises at each time that licensed activities are carried out, and this information will be retained for a period of twelve months and produced for inspection on request to an authorised officer;**
- **The PLH/DPS will ensure that an Incident Report Register is maintained on the premises to record incidents such as anti social behaviour, admissions refusals and ejections from the premises.**
- **The Incident Report Register will contain consecutively numbered pages, the date time and location of the incident, details of the nature of the incident, the names and registration numbers of any door staff involved or to whom the incident was reported, the names and personal licence numbers (if any) of any other staff involved or to whom the incident was reported, the names and numbers of any**

NOT PROTECTIVELY MARKED

NOT PROTECTIVELY MARKED

- police officers attending, the police incident and / or crime number, names and addresses of any witnesses and confirmation of whether there is CCTV footage of the incident.
- The Incident Report Register will be produced for inspection immediately on the request of an authorised officer.
- The PLH/DPS and all members of staff will ask for proof of age from any person appearing to be under the age of 25 who attempts to purchase alcohol at the premises.
- Drinks, open bottles and glasses will not be taken from the premises at any time. Empty bottles and glasses will be collected regularly and promptly. Glass and other sharp objects will be stored and disposed of safely using suitable receptacles. Receptacles will be secured and not accessible to the customers.
- A number of covers to be agreed with West Yorkshire Police shall be maintained on the premises.

West Yorkshire Police are satisfied that the proposed measures are not adequately dealt with by other legislation.

By signing the declaration enclosed overleaf at Part 2, the applicant agrees to incorporate the proposed measures as conditions within the Operating Schedule for the said premises.

Upon the satisfactory completion of the declaration, West Yorkshire Police will provide notice to the Licensing Authority that our representation is withdrawn in accordance with schedule 10(a) of the Licensing Act 2003 (Hearings) Regulations 2005.

Cath Arkle
Divisional Licensing Officer
City & Holbeck

Date:

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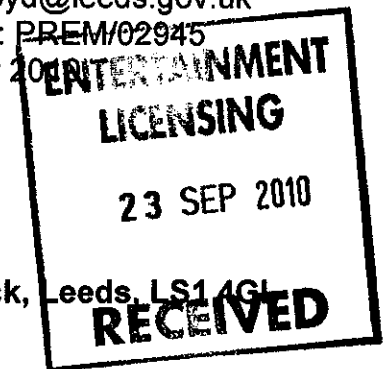
SCANNED



Ms Jodie Hindle
 Ramsdens Solicitors LLP
 Oakley House
 1 Hungerford Road
 Edgerton
 HD3 3AL

Environmental Protection Team
 Leeds City Council
 Kent Road
 Pudsey
 Leeds
 LS28 9BN

Contact: Mrs. Vanessa Holroyd
 Tel: 0113 2146251
 Fax: 0113 2146250
 Vanessa.holroyd@leeds.gov.uk
 Our reference: PREM/02945
 22 September 2010



Dear Madam

Licensing Act 2003

Name of Premises: Fazenda Rodizio Bar & Grill

Address: Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds, LS1 4GL

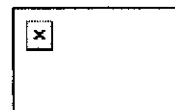
Thank you for submitting your application for the above premises.

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

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

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

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



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

Yours faithfully

Mrs. Vanessa Holroyd
Senior Environmental Health Officer

) Encs

SCANNED

PART 1

To be completed by the responsible authority

Leeds City Council's Health and Environmental Action Service Proposed Controlled Measures under the Licensing Act 2003

Name of Premises: Fazenda Rodizio Bar & Grill

Address: Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds, LS1 4GL

The application premise is for a large restaurant in one of the commercial units on the ground floor of Watermans Place. The opening hours applied for are from 08:00 to 00:30 hours with recorded music indoors and outdoors from 10:00 to 00:00 hours. As the restaurant is directly below a high rise block of residential apartments there is potential for public nuisance especially from the outside area. This department has recently received complaints from residents at these apartments concerning noise nuisance from music and people outside other adjacent establishments.

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

- Prevention of public nuisance

Noise and Vibration

1. Noise from a licensable activity at the premises shall be inaudible at the nearest noise sensitive premises after 23:00 hours.
2. There shall be no external loudspeakers.
3. Bottles will not be placed in any external receptacle between 23:00 and 07:00 hours to minimise noise disturbance to neighbouring properties.
4. Noise from plant or machinery shall be inaudible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.
5. The PLH/DPS will ensure patrons use external areas of the premises in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas between 21:00 and 08:00 hours.
6. The PLH/DPS will adopt a "cooling down" period where music volume is reduced towards the closing time of the premises.

SCANNED

Ramsdens Solicitors
Oakley House
1 Hungerford Road
Edgerton
HD3 3AL

Jodie.hindle@ramsdens.co.uk



Dear Sir/Madam

Health and Safety Services
Leeds City Council
Millshaw Park Way
Churwell
Leeds
LS11 0LS

Contact: MS C A Copley
Tel: 0113 3950686
Fax: 0113 247 6282
Claire.copley@leeds.gov.uk
Your reference: jsk/jlm/839301-1
Our reference:
16 September 2010

LICENSING ACT 2003

PREMISES : *Fazenda Rodizio Bar & Grill Unit B-K, Watermans Place, 3 Wharf Approach
Holbeck, Leeds LS1 4GL*

Thank your for submitting your client's application for the above premises.

Health and Safety Services are of the opinion that your application contains insufficient information about how you intend to meet the licensing objectives.

We therefore confirm that we are submitting a formal representation against your application on the grounds of Public Safety. However, Health and Safety Services are of the opinion that the said objectives could be met should you be prepared to incorporate certain identified measures within your operating schedule.

Please find enclosed a document which at Part 1 contains the suggested measures which this authority considers are proportionate and appropriate to the nature of your application.

Should you be in **agreement** with the suggested measures then please signify this by completing and signing **Part 2** of the enclosed form and return the complete document to this office as soon as possible, but no later than **10 October 2010**.

Upon receipt of your consent at Part 2, it will be taken that you signify your wishes for the licensing authority to amend your operating schedule to incorporate the proposed measures.

Alternatively should you **disagree** with the proposed measures, then please complete **Part 3** and again return the complete document to this office as soon as possible, but no later than the stated date.

SCANNED

Transport / Pedestrian Movement

7. The designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.
8. SIA registered door staff will be employed and used where queues are likely to form to manage the queues and ensure that queues are restricted to cordoned areas to prevent them obstructing footpaths and spilling out onto roads, and to keep noise and obstructions away from residential property.

Signed:

Dated:

PART 1 - to be completed by the Responsible Authority

Health and Safety Service – Proposed controlled measures under the Licensing Act 2003

Name & Address of Premises : *Fazenda Rodizio Bar & Grill Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds LS1 4GL*

Having considered the application under the Licensing Act 2003 for the above premises, the Health and Safety Service considers that the following measures are proportionate and necessary in order to promote the following licensing objective/s:

- Public safety

Measures proposed:

No	Potential Control Measures
	Management Arrangements
1	Written records of all accidents and safety incidents involving members of the public will be kept. These will be made available at the request of an authorised officer.
2	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.
	Fire/Electrical Safety
3	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.
4	One of the following protective measures shall be used for all socket-outlets which may be used for the connection for 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.
	General Housekeeping
5	A written spillage policy will be kept to ensure spillages are dealt with in a timely and safe manner
	Special Effects
6	Where strobes, lasers, smoke machines or any 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.
7	No strobes, lasers, smoke machines or any 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.

SCANNED

Further Advice:

Following submission of your client's application for Licensing the above premises, I wish to advise them of a number of workplace health and safety related matters for your information and consideration.

The application plans show that the premises are under construction. As such, your client will have health and safety responsibilities to consider before starting work. Clients, designers, contractors and others involved with such construction work all have duties under the Construction (Design and Management) Regulations 2007, including:

1. Certain construction work must be notified to the Health and Safety Executive (HSE). i.e. if the construction phase is expected to last more than 30 days or 500 person days of construction work.
2. You need consider the health and safety of employees, customers and contractors during the works. You also need to consider how the construction and design of the finished premises will affect the health and safety of employees and others working there.
3. It is your duty to ensure that the refurbishment eliminates hazards and reduces risks at the premises, thereby enabling you to fulfil your duties under the Workplace (Health, Safety and Welfare) Regulations 1992. You should consider matters such as:
 - a) presence of asbestos (to be addressed before any work commences)
 - b) slips and trips – e.g. appropriate floor coverings, no trip hazards
 - c) handling of stock at delivery, storage, preparation and service stages – e.g. food and drinks
 - d) safe access and movement of vehicles – e.g. deliveries
 - e) working at heights – e.g. safe high level maintenance and storage
 - f) noise, light, temperature
 - g) electrical safety
 - h) employee welfare facilities – e.g. rest/eating/changing facilities, toilets etc

at an early stage in the design and planning process.

By addressing any omissions at an early stage, you could avoid the need to carry out potentially costly alterations later.

I enclose information for your guidance but please do not hesitate to contact me if you wish to discuss this matter further, or see: www.hse.gov.uk/cdm

Also enclosed is a food registration form which your client should return to the food and health team.

PART 3 – Disagreement with Proposed Measures

to be completed by the applicant or applicant's representative

Proposed controlled measures under the Licensing Act 2003

Name & Address of Premises : *Fazenda Rodizio Bar & Grill Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds LS1 4GL*

I/We

confirm that I am / we are the applicant / the applicants representative (delete as appropriate) for the premises as stated above.

I/We formally advise that we are not prepared to accept the proposed measures as suggested by the Health and Safety Service.

In this instance we understand that the Health and Safety Service will maintain their representation to my /our application, which will now proceed to a hearing before the Licensing Sub-Committee.

Signed :

Dated :

Please return this document to:

**Ms C Copley
Health & Safety Services
Leeds City Council
Millshaw Park Way
Churwell
Leeds
LS11 0LS
Fax: 0113 247 6282**

SCANNED

The Health and Safety Service is satisfied that the proposed measures are not adequately dealt with by other legislation.

By signing the declaration enclosed overleaf the applicant agrees to incorporate the proposed measures as conditions within the Operating Schedule for the said premises.

Upon the satisfactory completion of the declaration the Health and Safety Service will provide notice to the Licensing Authority that our representation is withdrawn in accordance with schedule 10(a) of the Licensing Act 2003 (Hearings) Regulations 2005.

Signed: *CA Copley*

Dated : 16 September 2010

PART 2 – Agreement with Proposed Measures

– to be completed by the applicant or applicant's representative

Consent for proposed controlled measures under the Licensing Act 2003

Name & Address of Premises : *Fazenda Rodizio Bar & Grill Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds LS1 4GL*

I/We

confirm that I am / we are the applicant / the applicants representative (delete as appropriate) for the premises as stated above.

In signing this document I/we agree with the measures proposed by the Health and Safety Service, and we provide our consent for the Licensing Authority to incorporate the said measures into the operating schedule for the stated premises.

Signed :

Dated :

Please return this document to:

**Ms C Copley
Health & Safety Services
Leeds City Council
Millshaw Park Way
Churwell
Leeds LS11 0LS
Fax: 0113 247 6282**

SCANNED

APPENDIX G

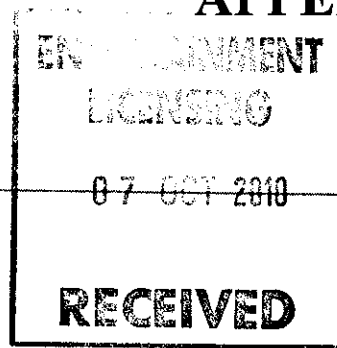
Archibald, Janice

From: colin workman [colinmworkman@yahoo.co.uk]

Sent: 06 October 2010 21:08

To: Archibald, Janice

Subject: Entertainment Licensing - Premises License application - Fazenda Rodizio Bar & Grill, Waterman's Place, Leeds



Dear Sirs,

Premises License Application- Fazenda Rodizio Bar and Grill, Waterman's Place Leeds

My wife and I are writing to lodge an objection as residents of 231 Waterman's Place Granary Wharf Leeds LS1 4GQ in relation to the above application. This restaurant will be opening below our apartment where my wife and I reside and therefore we have significant concerns.

-) The area around Granary Wharf is predominantly a residential area, incorporating a large number of apartments in both Waterman's place and Candle House. When we purchased our property we were informed that there would be a "select" number of small outlets around the courtyard mainly coffee shops or delis etc - certainly not a large restaurant drawing in large numbers of customers, which would be open for business until the early hours of the morning.

We already have "The Hop", a recently opened new venue located under the arches, which provides live music and we have suffered large numbers of customers talking and laughing into the night, throughout the summer, below the apartment within the courtyard. The only saving grace here is that the entertainment ceases around 11.30 and is mainly confined to Friday and Saturday nights. We understand that the EHO is already involved with the investigation into complaints from residents within Waterman's Place.

- Opening a further venue that is seeking permission for a premises license for alcohol and regulated entertainment from 10am to midnight 7 days a week, but this time directly beneath occupied apartments, can surely only be a recipe for disaster for the residents. This potentially will be more problematic than the The Hop, in terms of noise, smells and public disorder. We already have a restaurant "Wasibi" approx 150 meters away from which cooking smells emanate. Bearing in mind
) the number of tables the new bar/restaurant will have both indoor and more worryingly outdoor it will most certainly attract both hen and stag parties, particularly having the added convenience of low cost weekend accommodation available from the City Inn just a stones throw away

The area around Granary Wharf is lovely and it is to be expected that to regenerate our inner cities into something to be proud of we have to attract people in. But there is a time where a fine line has to be drawn and the residents of this area, who also pay substantial rates have to have their interests also taken into account. These apartments are very expensive because of the unique location and unusually we have very few rented apartments, the majority being owner occupied and we believe having this large bar/restaurant with the large number of customers it would draw with the inevitable queuing outside below the apartments (as with the new restaurant Jamie's in the city centre) would be detrimental to the property values.

Additionally the development at Waterman's Place was completed last October and the Candle Building only a few months ago and so the buildings are not yet fully occupied. This new venue could be off putting to potential new residents but as the apartments do sell will inevitably affect more residents and the problem is going to increase.

My wife and I are professional people who hold positions in companies where it is important that

07/10/2010

we are functioning properly. We need a good night's sleep which is something that is becoming more rare as we live within Granary Wharf and experience noise from the railway station from before 5.00am and customers from the "Hop", City Inn and Wasabi, at night time all contributing, it would seem that opening a further large restaurant with entertainment and late dining will add significantly to the noise problem.

Specifically our concerns are :

Relating to the licensing objectives of prevention of crime and disorder and public nuisance.

- **Noise nuisance from music, rowdy customers, deliveries and collection . We already suffer from late night music and revelers. Will deliveries and waste disposal effect the residents? Bearing in mind we live near the river waste disposal has to be organized in such a way to discourage the rats.**
- **Nuisance from smells emanating from the premises. Where will the premises be "vented". Will it have its own ventilation system separate from the one already in use through out the apartments. Will it be regulated to confirm it will be fit for purpose. I do not want my apartment filling up with food smells, garlic, flame grilled steak etc**
- **What is the area of the premises given over to the restaurant as against the bar area? Will large numbers of drinkers be encouraged who will not be eating.**
- **Outside areas - is it proposed there will be a delineated outside area? Where will smokers go - directly below occupied apartments? Will there be tables and chairs outside?How can/will noise from customers be regulated**
- **Will there be security after 9pm? This is 15m from the only entrance into our flats. We already have the problem of tailgating. Will we have to contribute to the overall estate charges for this provision**
- **Are there are any relevant planning restrictions to be taken into account?**

In anticipation that our concerns will be addressed,

Regards

*Colin and Janette Workman
231 Waterman's Place
3 Wharf Approach
LEEDS. LS1 4GQ*

SCANNED

Glover, Barry

J.A Prem 9945

From: publicaccess@leeds.gov.uk
Sent: 18 September 2010 14:47
To: Entertainment Licensing
Subject: PublicAccess for Licensing - Application Comments (PREM/02945)

PublicAccess for Licensing - Application Comments (PREM/02945)

Matthew Parker has used the PublicAccess website to submit their comments on a Licensing Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 18/09/2010 14:47:18 from IP 192.168.13.86.

Application Summary

Application Number:
PREM/02945

Address:
Unit B-K
Watermans Place
3 Wharf Approach
Holbeck
Leeds
LS1 4GL

Licence Description:

Case Officer:

Customer Details

Name:
Matthew Parker

Address:
Flat 244 Watermans Place
3 Wharf Approach
Leeds

Postcode:
LS1 4GQ

Email:
mattparker.reddevil@hotmail.co.uk

Phone Number:
0113 2438060

Comments

Representation Type:
Neighbour

Objection Type:
Opening Hours

Comments:
I am a resident in Watermans Place and I object to the opening hours of the above restaurant. They are excessive and will cause noise levels to increase significantly. My objection is that it is a residential area and we deserve a peaceful nights sleep

SCANNED

J.A Prem 2945

Glover, Barry

From: publicaccess@leeds.gov.uk
Sent: 18 September 2010 14:45
To: Entertainment Licensing
Subject: PublicAccess for Licensing - Application Comments (PREM/02945)

PublicAccess for Licensing - Application Comments (PREM/02945)

Lesley Nevett has used the PublicAccess website to submit their comments on a Licensing Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 18/09/2010 14:45:17 from IP 192.168.13.86.

Application Summary

Application Number:
PREM/02945

Address:
Unit B-K
Watermans Place
3 Wharf Approach
Holbeck
Leeds
LS1 4GL

Licence Description:

Case Officer:

Customer Details

Name:
Lesley Nevett

Address:
Flat 244 Watermans Place
3 Wharf Approach
Leeds

Postcode:
LS1 4GQ

Email:
kitten240@hotmail.com

Phone Number:
0113 2438060

Comments

Representation Type:
Neighbour

Objection Type:
Opening Hours

Comments:
I am a resident in Watermans Place and I object to the opening hours of the above restaurant. They are excessive and will cause noise levels to increase significantly. My objection is that it is a residential area and we deserve a peaceful nights sleep without being disturbed by those leaving the restaurant after quiet hours.



SCANNED

Glover, Barry

J. A. Prem 20/09/10

From: Elliott Hutchins [ell.hutchins@gmail.com]
Sent: 18 September 2010 13:18
To: Entertainment Licensing
Subject: Rodizio Bar and Grill and Granary Wharf

Hi There,

I currently live in Waterman's Place in Granary Wharf and almost directly above the new Rodizio Bar and Grill that is currently being built. Currently the noise that is being made while they are building it is incredible and it vibrates throughout the whole building. They start at half 7 every morning and dont finish until well after 6 at night even on a Saturday and Sunday.

I've been made aware that we need to get our objections in by 19th September so Im sending you mine now.

If the noise we are getting now is bad then what is it going to be like at 2am during the week with drunken people leaving and music and dancing and plates and everything. I think its completely unreasonable for the place to expect to be able to be open till 2am every night without the residents complaining. I am not looking forward to the restaurant opening in November as I am certain that we will not get any sleep from then on. This coupled already with the noise from The Hop (which opened after we moved in), the train station and the bin/recycling lorries that come to take the rubbish from the City Inn at 5am and the light from the hotel as well.

Please could you reconsider the licensing for this bar as it will make an already uncomfortable place to live unbearable and almost unlivable.

Kind Regards,

Elliott Hutchins
Flat 215
Waterman's Place
3 Wharf Approach
Leeds
LS1 4GN

07876 654531

SCANNED

263 Waterman's Place
3 Wharf Approach
Leeds
LS1 4GQ

To: Licensing Authority
Leeds City Council
entertainment.licensing@leeds.gov.uk
janice.archibald@leeds.gov.uk

Date: 12th October 2010

Dear Sirs

PREM/02945, Fazenda Rodizio Bar & Grill

I wish to make a representation in respect of the above application for a new Premises License on the grounds of the licensing objectives of prevention of public nuisance and prevention of crime and disorder.

I live in Apartment 263 which is located on the 9th floor of Waterman's Place. Waterman's Place is a prestige residential development that was completed at the end of September 2009. It is located adjacent to the newly renovated canal area, situated close to the City Inn hotel. There is a sister development called the Candle House Building 200 metres away. Both developments are predominantly owner occupied, with residents in Waterman's Place moving in from the beginning of November 2009 and the Candle Building since around July 2010.

The proposed premises is located on the ground floor of Waterman's Place and so will be directly below a large number of apartments. A number of apartments have been adversely affected by noise disturbance from renovations to the premises. The proposed entrance is approximately 15 metres from the only entrance to Waterman's Place.

I am very concerned about the potential for public nuisance from noise emanating from the premises from both customers and recorded music. I am particularly concerned about the potential for noise nuisance from the outside area, which has seating for around 60 people and forms part of the licensable area. This would be of even greater concern if the premises were proposing to have outside heaters, which would encourage customers to stay outside longer and/or during winter months.

I am also concerned about noise caused by deliveries to the premises and collection of bottles etc.

I am also concerned about nuisance caused by smells from the premises – from the kitchen and from customer smoking outside of the premises.

Of significant concern is also the potential for crime and disorder caused by the concentration of licensed premises in the area – the Hop (a bar and live music venue), the Golf Bar (a bar), Wasabi (a restaurant) and the Sky Bar (a bar in the City Inn hotel).

It is unlikely that I will be able to attend the Licensing hearing due to work commitments. If I am unable to attend then I confirm that I am happy for Emma Hopkins of flat 249 Waterman's Place to speak on behalf.

Regards,


Nicola Reid



SCANNED

Glover, Barry

J.A

2045

JH

From: publicaccess@leeds.gov.uk
Sent: 19 September 2010 16:43
To: Entertainment Licensing
Subject: PublicAccess for Licensing - Application Comments (PREM/02945)

PublicAccess for Licensing - Application Comments (PREM/02945)

Sarah Maddocks has used the PublicAccess website to submit their comments on a Licensing Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 19/09/2010 16:43:16 from IP 192.168.13.86.

Application Summary

Application Number:
PREM/02945

Address:
Unit B-K
Watermans Place
3 Wharf Approach
Holbeck
Leeds
LS1 4GL

Licence Description:

Case Officer:

Customer Details

Name:
Sarah Maddocks

Address:
196 Watermans Place
3 Wharf Approach

Postcode:
LS1 4GN

Email:
sarah_maddocks@sky.com

Phone Number:

Comments

Representation Type:
Neighbour

Objection Type:
Noise Disturbance

Comments:
As a resident of watermans place, I have already been continually disturbed (including weekends) by the building work for said restaurant, and have been dismayed by other occupants informing me that you have applied for a 2am license everyday. As a nurse working shifts starting at 7am, noise until this time will be unacceptable, as i'm sure usual 9-5 workers will agree. Please reconsider.



SCANNED

J.A Prem 29/45

Glover, Barry

From: publicaccess@leeds.gov.uk
Sent: 18 September 2010 13:22
To: Entertainment Licensing
Subject: PublicAccess for Licensing - Application Comments (PREM/02945)

PublicAccess for Licensing - Application Comments (PREM/02945)

Louise King has used the PublicAccess website to submit their comments on a Licensing Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 18/09/2010 13:21:58 from IP 192.168.13.86.

Application Summary

Application Number:
PREM/02945

Address:
Unit B-K
Watermans Place
3 Wharf Approach
Holbeck
Leeds
LS1 4GL

Licence Description:

Case Officer:

Customer Details

Name:
Louise King

Address:
198 Watermans Place
3 Wharf Approach

Postcode:
LS1 4GN

Email:
louise_king87@hotmail.com

Phone Number:
01132441938

Comments

Representation Type:

Objection Type:
Noise Disturbance

Comments:
I would like to raise my concerns about the proposed noise and opening hours of the application. During the 'fitting out' process I have been able to hear every drill and every hammer - and this in on the third floor. I am concerned that if there were to be live music and recorded music playing at the proposed hours that this would cause a high level of noise disturbance for most residents in the building.



SCANNED

J.A. Prem 2045

Glover, Barry

From: publicaccess@leeds.gov.uk
Sent: 17 September 2010 21:42
To: Entertainment Licensing
Subject: PublicAccess for Licensing - Application Comments (PREM/02945)

PublicAccess for Licensing - Application Comments (PREM/02945)

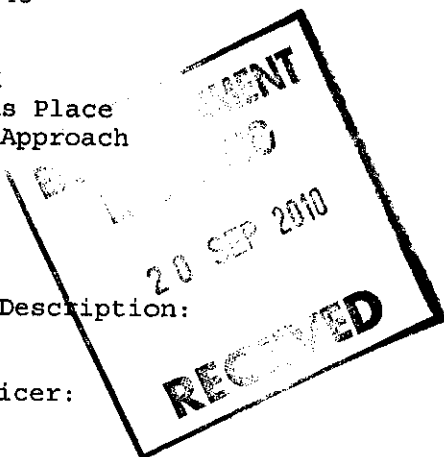
Claire Leech has used the PublicAccess website to submit their comments on a Licensing Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 17/09/2010 21:42:05 from IP 192.168.13.86.

Application Summary

Application Number:
PREM/02945

Address:
Unit B-K
Watermans Place
3 Wharf Approach
Holbeck
Leeds
LS1 4GL



Licence Description:

Case Officer:

Customer Details

Name:
Claire Leech

Address:
Flat 259 Waterman's Place
3 Wharf Approach
Leeds

Postcode:
LS1 4GQ

Email:
claireleech74@yahoo.co.uk

Phone Number:
0781 563 1903

Comments

Representation Type:
Neighbour

Objection Type:
All

Comments:
Dear Sir/Madam,

I wish to object to the licenses applied for by Rodizio Restaurant. We are already

SCANNED

'experiencing severe noise issues here at Watermans Place due to the Hop. I therefore wholeheartedly object to the music and alcohol licenses proposed for Rodizio. The very last thing we need at Waterman's Place is more music or more drunken people disturbing our peace. I have recently been woken early on weekend mornings by the drilling going on in the restaurant and I live on the 8th floor so I don't doubt that I would be disturbed late at night by any activity within the restaurant and outside it. Please, please do not grant this restaurant music or alcohol licenses.

Yours sincerely,

Claire Leech
259 Watermans Place

PublicAccess for Licensing. (c) CAPS Solutions Ltd.

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Page 1 of 2

2945 JA

Nelson, Matthew

From: Emma Hopkins [emlouhop@googlemail.com]
Sent: 11 October 2010 21:47
To: Entertainment Licensing; Archibald, Janice
Subject: PREM/02945, Fazenda Rodizio Bar & Grill - representation

Flat 249 Waterman's Place

3 Wharf Approach

Leeds

LS1 4GQ

Licensing Authority

Leeds City Council

entertainment.licensing@leeds.gov.uk

janice.archibald@leeds.gov.uk

Date: 11 October 2010

Dear Sirs

PREM/02945, Fazenda Rodizio Bar & Grill

I wish to make a representation in respect of the above application for a new Premises License on the grounds of the licensing objectives of prevention of public nuisance and prevention of crime and disorder.

I live in flat 249 which is on the 7th floor of Waterman's Place. Waterman's Place is a prestige residential development that was completed at the end of September 2009. It is located adjacent to the newly renovated canal area, situated close to the City Inn hotel. There is a sister development called the Candle Building 200 metres away. Both developments are predominantly owner occupied, with residents in Waterman's Place moving in from the beginning of November 2009 and the Candle Building since around July 2010.

The proposed premises is located on the ground floor of Waterman's Place and so will be directly below a large number of flats. A number of flats have been adversely affected by noise disturbance from renovations to the premises. The proposed entrance is approximately 15 metres from the only entrance to Waterman's Place.

I am very concerned about the potential for public nuisance from noise emanating from the premises from both customers and recorded music. I am particularly about the potential for noise nuisance from the outside area, which has seating for around 60 people and forms part of the licensable area. This would be of even greater concern if the premises were proposing to have outside heaters, which would encourage customers to stay outside longer and/or during winter months.

I am also concerned about noise caused by deliveries to the premises and collection of bottles etc.

I am also concerned about nuisance caused by smells from the premises – from the kitchen and from customer smoking outside of the premises.

12/10/2010

NO 14/10/10

2945

Richardson, Adele

From: Neil Muralee [neil@paperbomb.com]
Sent: 13 October 2010 16:34
To: Entertainment Licensing; Archibald, Janice
Subject: PREM/02945, Fazenda Rodizio Bar & Grill



Dear Sir / Madam,

PREM/02945, Fazenda Rodizio Bar & Grill

I wish to make a representation in respect of the above application for a new Premises License on the grounds of the licensing objectives of prevention of public nuisance and prevention of crime and disorder.

I live in flat 167 which is on the 1st floor of Waterman's Place. Waterman's Place is a prestige residential development that was completed at the end of September 2009. It is located adjacent to the newly renovated canal area, situated close to the City Inn hotel. There is a sister development called the Candle Building 200 metres away. Both developments are predominantly owner occupied, with residents in Waterman's Place moving in from the beginning of November 2009 and the Candle Building since around July 2010.

The proposed premises is located on the ground floor of Waterman's Place and so will be directly below a large number of flats. A number of flats have been adversely affected by noise disturbance from renovations to the premises. The proposed entrance is approximately 15 metres from the only entrance to Waterman's Place.

I am very concerned about the potential for public nuisance from noise emanating from the premises from both customers and recorded music. I am particularly about the potential for noise nuisance from the outside area, which has seating for around 60 people and forms part of the licensable area. This would be of even greater concern if the premises were proposing to have outside heaters, which would encourage customers to stay outside longer and/or during winter months.

I am also concerned about noise caused by deliveries to the premises and collection of bottles etc.

I am also concerned about nuisance caused by smells from the premises – from the kitchen and from customer smoking outside of the premises.

Of significant concern is also the potential for crime and disorder caused by the concentration of licensed premises in the area – the Hop (a bar and live music venue), the Golf Bar (a bar), Wasabi (a restaurant) and the Sky Bar (a bar in the City Inn hotel).

It is unlikely that I will be able to attend the Licensing hearing due to work commitments. If I am unable to attend then I confirm that I am happy for Emma Hopkins of Waterman's Place to speak on behalf.

Regards,
 Neil Muraleedharan
 167 Watermans Place
 3 Wharf Approach
 Leeds
 LS1 4GN

T: 07739021968

14/10/2010

Of significant concern is also the potential for crime and disorder caused by the concentration of licensed premises in the area – the Hop (a bar and live music venue), the Golf Bar (a bar), Wasabi (a restaurant) and the Sky Bar (a bar in the City Inn hotel).

I intend to attend the hearing in relation to this application.

Regards,

Emma Hopkins

NOT PROTECTIVELY MARKED

RECEIVED
18 OCT 2010

PART 2 – to be completed by the applicant or applicant's representative:

Consent for all proposed control measures / conditions under the Licensing Act 2003.

Name & Address of Premises:

FAZENDA RODIZIO BAR AND GRILL
WATERMAN'S PLACE
3, WHARF APPROACH
LEEDS
LS1 4GL

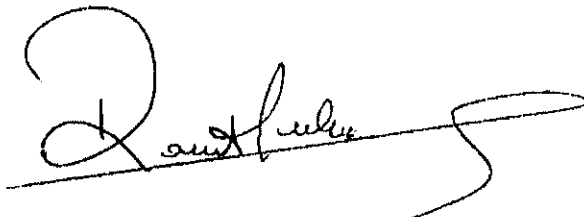
~~I / We~~ Robert Melman

confirm that I am / ~~we are~~ the applicant / the applicants representative (delete as appropriate) for the premises as stated above.

In signing this document:-

- I / we agree with the measures proposed by West Yorkshire Police,
- I / we provide our consent for the Licensing Authority to incorporate the said measures into the operating schedule for the stated premises as conditions, and furthermore,
- I / we confirm the premises will then operate in accordance with those conditions agreed to.

Signed:



Dated:

14. 10. 2010

SCANNED

PART 2

To be completed by the applicant or applicant's representative

Consent for Proposed Controlled Measures under the Licensing Act 2003

Name of Premises: Fazenda Rodizio Bar & Grill

Address: Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds, LS1 4GL

I/we ROBERT MELMAN

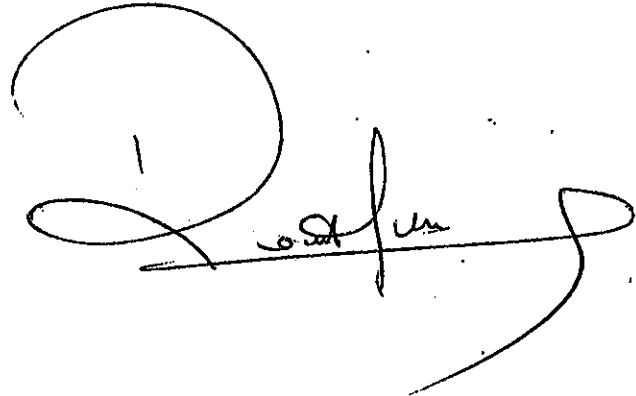
confirm that I am / ~~we are the applicant~~ / the applicant's representative (delete as appropriate) for the premises as stated above.

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

Signed:

Dated:

30/9/10



Please return this document to:

Environmental protection team
Leeds City Council
Kent Road
Pudsey
Leeds
LS28 9BN

SCANNED

APPENDIX J

2945

JA

PART 2 – Agreement with Proposed Measures

– to be completed by the applicant or applicant's representative

Consent for proposed controlled measures under the Licensing Act 2003

Name & Address of Premises : *Fazenda Rodizio Bar & Grill Unit B-K, Watermans Place, 3 Wharf Approach, Holbeck, Leeds LS1 4GL*

~~I/we~~ *ROBERT MELMAN* (*The Applicant's Director*)

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

In signing this document ~~I/we~~ agree with the measures proposed by the Health and Safety Service, and we provide our consent for the Licensing Authority to incorporate the said measures into the operating schedule for the stated premises.

Signed: *[Handwritten Signature]*

Dated: *20/9/2010*

Please return this document to:

Ms C Copley
Health & Safety Services
Leeds City Council
Millshaw Park Way
Churwell
Leeds LS11 0LS
Fax: 0113 247 6282

ENTERTAINMENT
LICENSING
28 SEP 2010
RECEIVED