



Report of the Assistant Chief Executive (Corporate Governance)

Report to the Licensing Sub Committee

Date: Monday 10th January 2010

Subject: Application for the Grant of a Premises Licence for the Ground Floor Restaurant and Hot Food Takeaway at Haddon Hall, Bankfield Road, Leeds, LS4 2JT

Electoral Wards Affected:

Kirkstall



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 the premises at the former Haddon Hall Hotel, Bankfield Road, Burley, Leeds, LS4 2JT, trading as a restaurant and a hot food takeaway.

This application is made for a combined restaurant and hot food takeaway, operating on the ground floor of the former and recently regenerated Haddon Hall Hotel. The proposed activities and hours of operation are noted at paragraph 3.3 of this report.

The initial hearing to determine this application took place on Monday 6th December 2010, and was subsequently adjourned by the Members as it was necessary for the consideration of representations.

Members wished to know whether or not the Applicant would agree to the proposed measures to promote the crime prevention objective as put forward by West Yorkshire Police.

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

1.0 Purpose of this Report

To advise Members of an application made under section 17. of the Licensing Act 2003 ("the Act") for a Premises Licence in respect of a restaurant and hot food takeaway at Haddon Hall, Bankfield Road, Leeds, LS4 2JT. The Licensing Sub-Committee is required to consider this application due to the receipt of representations.

2.0 History of Premises

2.1 The premises previously operated as a Public House which has recently undergone refurbishment and divided into separate units. This is therefore the first licensing application for units 2 and 3.

3.0 The Application

3.1 The applicant is Mr. Mohammed Zareen.

3.2 The location and the proximity to neighboring premises can be seen on the map provided; Members attention is drawn to **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:

i) Proposed licensable activities

- B** Films
- F** Recorded Music
- L** Late Night Refreshment
- M** Supply of Alcohol for consumption both 'On' and 'Off' the premises

ii) Proposed hours of licensable activities

The proposed hours for all licensable activities are as follows:

Films

Recorded Music

Supply of Alcohol

Monday to Saturday 11:00 – 23:30

Sunday 12:00 – 23:00

Late Night Refreshment

Monday to Saturday 23:00 – 23:30

Please note that the Supply of Alcohol for consumption on the premises is made in respect of the restaurant area only by customers purchasing food within the restaurant; and the Supply of Alcohol for consumption off the premises is proposed for customers purchasing food in the hot food takeaway unit only.

For assistance with delineating between the restaurant and hot food takeaway units, a copy of the plan is attached at **Appendix C**.

iii) **Proposed times when the premises is open to the public**

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

Monday to Saturday	11:00 – 23:30
Sunday	12:00 – 23:00

iv) **Proposed Designated Premises Supervisor**

Mr. Hasan Zareen is proposed to be the Designated Premises Supervisor.

v) **Steps to promote licensing objectives**

The applicant proposes to take the steps identified in section "P" of the application form to promote the licensing objectives.

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.

4.3 Interested Parties have made the following representations:

- **Councillor John Illingworth**
Councillor Illingworth is acting as a representative for his local constituents. Members are invited to consider **Appendix E** of this report.
- **Local Residents**
Members are invited to consider **Appendix F** of this report.

5.0 Agreed Representations

5.1 In conjunction with the above, representations received from responsible authorities can be agreed prior to the hearing.

5.2 Conditions agreed with the following responsible authorities:

- **Environmental Health**
Members are invited to consider **Appendix G** of this report.

6.0 Matters Relevant to the Application

6.1 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

6.2 In making 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.

7.0 Options Available to Members

7.1 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
- Refuse to specify the said person as the Designated Premises Supervisor.
- Reject whole or part of the application

7.2 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



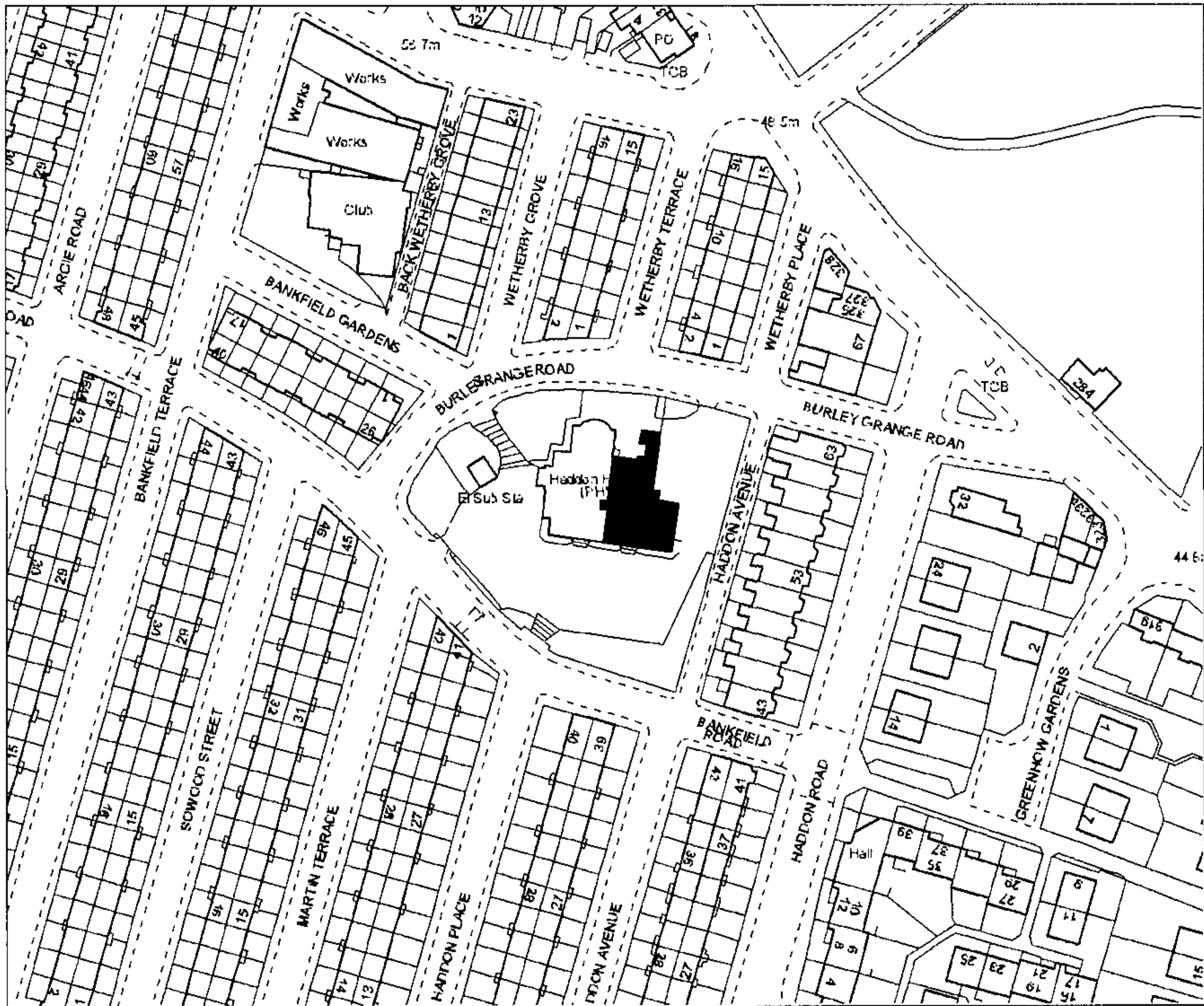
Leeds
CITY COUNCIL

Appendix A

Leeds City Council
Entertainment Licensing

PREM/02967 - Ground Floor Restaurant and Hot Food

Haddon Hall, Bankfield Road, Leeds, LS4 2JT



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:	23 November 2010
Scale:	1:1500

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

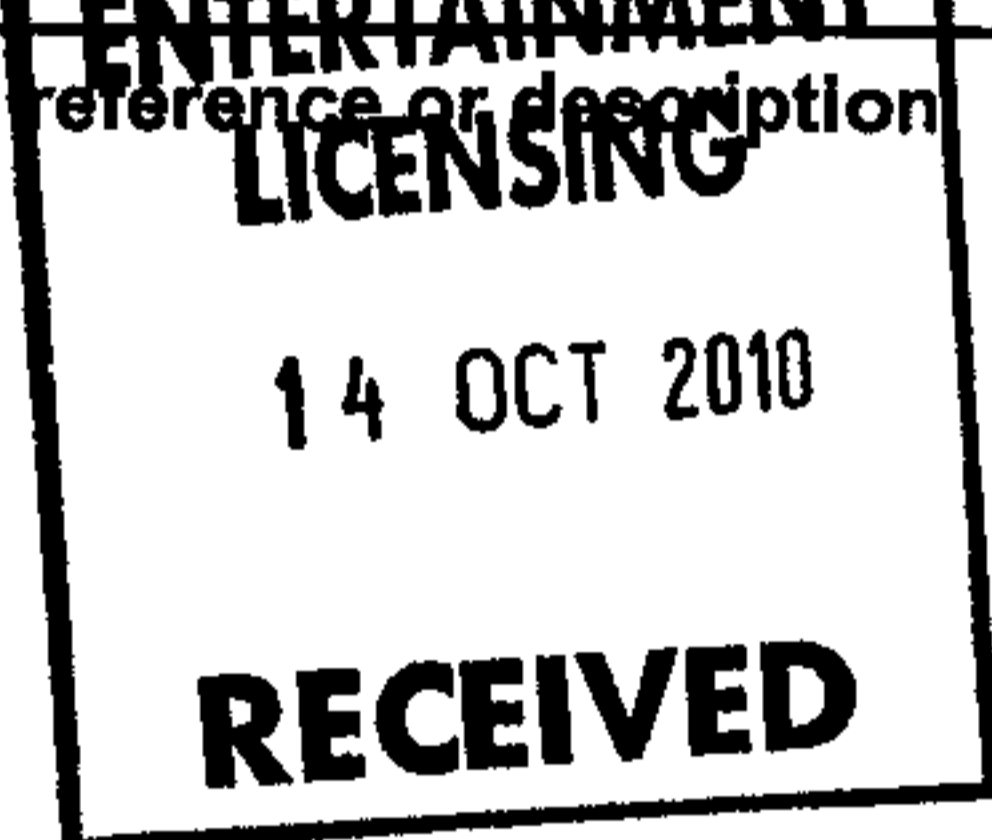
Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep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

I/We **MOHAMMED ZAREEN**

(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 HADDON HALL BANKFIELD ROAD BURLEY			
Post town	LEEDS		

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£16250

Part 2 - Applicant Details

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

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity 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 checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname ZAREEN			First names MOHAMMED		
I am 18 years old or over				<input checked="" type="checkbox"/>	Please tick yes
Current postal address if different from premises address		241 IVESON DRIVE MOOR GRANGE			
Post Town	LEEDS		Postcode	LS16 6NY	
Daytime contact telephone number			07553 669220		
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
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

Day		Month		Year			
1	3	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)
1. GROUND FLOOR RESTAURANT FOR CONSUMPTION OF FOOD ON THE PREMISES
AND TOILETS

2. ADJOINING HOT FOOD TAKE AWAY FOR CONSUMPTION OF FOOD OFF THE
PREMISES

AS SHOWN ON ATTACHED PLAN NO 09/10/010-01

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)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H)

Provision of entertainment facilities:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j)
(if ticking yes, fill in box K)

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)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon				<u>Please give further details here</u> (please read guidance note 3)	
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Thur					
Fri			<u>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</u> (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (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) ADVERTISEMENTS, PROMOTIONAL VIDEOS, BOLLYWOOD STYLE FILMS, MUSIC VIDEOS AND ANYTHING OF THE LIKE KIND AND TELEVISION SPORTING AND OTHER EVENTS		
Mon	1100	2330			
Tue	1100	2330	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4) THE APPLICANT REQUIRES THE ABILITY TO OPERATE REGULATED ENTERTAINMENT AT ALL TIMES UNTIL THE TIME SPECIFIED FOR FINISHING IN THE PREMISES LICENCE		
Wed	1100	2330			
Thur	1100	2330	<u>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</u> (please read guidance note 5)		
Fri	1100	2330			
Sat	1100	2330			
Sun	1200	2300			

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			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
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)			<u>Will the boxing or wrestling entertainment 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 type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<u>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</u> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live 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 type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Wed					
Thur			<u>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</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	1100	2330	<u>Please give further details here</u> (please read guidance note 3) PROVISION OF RECORDED BACKGROUND MUSIC IN THE RESTAURANT AREA OF THE PREMISES		
Tue	1100	2330			
Wed	1100	2330	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4) THE APPLICANT REQUIRES THE ABILITY TO OPERATE REGULATED ENTERTAINMENT AT ALL TIMES UNTIL THE TIME SPECIFIED FOR FINISHING IN THE PREMISES LICENCE		
Thur	1100	2330			
Fri	1100	2330	<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)		
Sat	1100	2330			
Sun	1200	2300			

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance 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 type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Wed					
Thur			<u>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</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment you will be providing</u>	
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both - Please tick [Y]</u> (Please read guidance note 2).	Indoors <input type="checkbox"/>
Mon				
				Both <input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)	
Wed				
Thurs			<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)	
Fri				
Sat			<u>Non standard timings. Where you intend to use the premises for 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).	
Sun				

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>	
Day	Start	Finish	<u>Will the facilities for making music be indoors or outdoors or both - Please tick [Y] (Please read guidance note 2).</u>	Indoors <input type="checkbox"/>
Mon				
				Both <input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)	
Wed				
Thurs			<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4)	
Fri				
Sat			<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).	
Sun				

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			<u>Will the facilities for dancing be indoors or outdoors or both – please tick</u> (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	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun			<u>State any seasonal variations for providing dancing facilities</u> (please read guidance note 4)		
			<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)		

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			
Mon	2300	2330	<u>Please give further details here</u> (please read guidance note 3)		
Tue	2300	2330			
Wed	2300	2330	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Thur	2300	2330			
Fri	2300	2330	<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)		
Sat	2300	2330			
Sun					

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 type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) 1. ALCOHOL WILL ONLY BE SUPPLIED IN THE GROUND FLOOR RESTAURANT PREMISES FOR CONSUMPTION BY CUSTOMERS PURCHASING FOOD IN THE RESTAURANT FOR CONSUMPTION IN THE RESTAURANT 2. ALCOHOL WILL ONLY BE SUPPLIED IN THE HOT FOOD TAKEAWAY FOR CONSUMPTION BY CUSTOMERS OFF THE HOT FOOD TAKEAWAY PREMISES 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)		
Mon	1100	2330			
Tue	1100	2330			
Wed	1100	2330			
Thur	1100	2330			
Fri	1100	2330			
Sat	1100	2330			
Sun	1200	2300			

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

Name HASAN ZAREEN	
Address 241 IVESON DRIVE MOOR GRANGE LEEDS	
Postcode	LS16 6NY
Personal Licence number (if known) PERL/05630/10	
Issuing licensing authority (if known) LEEDS CITY 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)
Day	Start	Finish	
Mon	1100	2330	
Tue	1100	2330	
Wed	1100	2330	
Thur	1100	2330	
Fri	1100	2330	
Sat	1100	2330	
Sun	1200	2300	

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)

THE PREMISES ARE TO BE FITTED OUT IN ACCORDANCE WITH DRAWING NUMBER 09/10/010-01 DATED JULY 2010 AS SERVED WITH THIS APPLICATION

b) The prevention of crime and disorder

1. THE DESIGNATED PREMISES SUPERVISOR WILL RISK ASSESS THE REQUIREMENTS FOR DOOR SUPERVISORS ON AN ONGOING BASIS AND EMPLOY DOOR SUPERVISORS AT SUCH TIMES AND IN SUCH NUMBER AS NECESSARY.

2. CCTV SHALL BE INSTALLED AT THE PREMISES IN COMPLIANCE WITH ANY REASONABLE REQUIREMENTS OF WEST YORKSHIRE POLICE AND IMAGES WILL BE RETAINED FOR 31 DAYS AND MADE AVAILABLE TO THE POLICE ON REQUEST.

3. SMOKERS SHALL BE DIRECTED TO SMOKE ON THE FORECOURT OUTSIDE THE PREMISES. SUITABLE NOTICES SHALL BE DISPLAYED AT THE EXITS TO THE PREMISES REQUESTING SMOKERS TO SMOKE ON THE FORECOURT OUTSIDE THE PREMISES.

4. CUSTOMERS SHALL NOT BE PERMITTED TO LEAVE THE GROUND FLOOR RESTAURANT PREMISES WITH GLASSES AND BOTTLES PURCHASED ON THOSE PREMISES IN THEIR POSSESSION. SMOKERS SHALL NOT BE PERMITTED TO TAKE THEIR DRINKS OUTSIDE THOSE PREMISES WHEN THEY WISH TO SMOKE.

c) Public safety

1. THE PREMISES WILL BE CONSTRUCTED, FITTED OUT AND WILL OPERATE IN ACCORDANCE WITH ALL HEALTH AND SAFETY AND RELATED LEGISLATION IN ORDER TO ENSURE THE SAFETY OF CUSTOMERS AND STAFF.

2. A FIRE RISK ASSESSMENT WILL BE CARRIED OUT AT THE PREMISES PRIOR TO THE FIRST OPENING TO THE PUBLIC WHICH WILL INCLUDE PROVISION FOR SAFE OCCUPANCY AND A COPY PROVIDED TO WEST YORKSHIRE FIRE SERVICE.

3. 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.

4. A SUITABLY TRAINED AND COMPETENT PERSON MUST ENSURE REGULAR SAFETY CHECKS OF THE PREMISES ARE UNDERTAKEN INCLUDING DECORATIVE AND FUNCTIONAL FIXTURES, FLOOR SURFACES AND EQUIPMENT (INCLUDING ELECTRICAL APPLIANCES) TO WHICH THE PUBLIC MAY COME INTO CONTACT. RECORDS OF THESE SAFETY CHECKS MUST BE KEPT AND MADE AVAILABLE FOR INSPECTION BY AN AUTHORISED OFFICER.

5. 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.

6. REGULAR SAFETY CHECKS OF GUARDINGS TO STAIRS AND RAMPS WILL BE UNDERTAKEN.

7. SAFETY GLASS THAT IS IMPACT RESISTANT SHOULD BE USED WHEREVER POSSIBLE IN ALL AREAS WHERE THE PUBLIC MAY COME INTO CONTACT WITH IT. WHERE IT IS NOT USED IN PUBLIC AREAS, GLAZING SHOULD BE SHIELDED TO PROTECT IT FROM IMPACT.

8. A WRITTEN SPILLAGE POLICY WILL BE KEPT TO ENSURE SPILLAGES ARE DEALT WITH IN A TIMELY AND SAFE MANNER.

9. MEMBERS OF THE PUBLIC WILL BE PREVENTED FROM ACCESSING HOT FOOD AND DRINK PREPARATION AREAS TO PREVENT RISK OF SCALDS OR BURNS TO THEM.

10. ADEQUATE AND APPROPRIATE FIRST AID EQUIPMENT AND MATERIALS WILL BE AVAILABLE ON THE PREMISES.

d) The prevention of public nuisance

1. SIGNAGE WILL BE DISPLAYED AT ALL EXITS FROM THE PREMISES REQUESTING THAT CUSTOMERS LEAVE QUIETLY AND WITH REGARD TO ANY RESIDENTS OF NEIGHBOURING PROPERTIES.

2. NO NOISE NUISANCE SHOULD BE CAUSED BY NOISE OR VIBRATION EMANATING FROM THE INTERNAL PARTS OF THE PREMISES.

3. ALL LICENSABLE ACTIVITIES SHALL BE CONDUCTED AND OPERATED SO AS TO PREVENT THE TRANSMISSION OF AUDIBLE NOISE OR PERCEPTIBLE VIBRATION THROUGH THE FABRIC OF THE BUILDING OR STRUCTURE OF THE ADJOINING PROPERTIES.

4. NO BOTTLES SHALL BE PLACED IN ANY EXTERNAL RECEPTACLE AFTER 2300 HOURS TO MINIMISE NOISE DISTURBANCE TO ADJOINING PROPERTIES.

5. THE RATING LEVEL OF NOISE FROM PLANT AND MACHINERY SHALL BE NO HIGHER THAN 5DB BELOW THE LOWEST BACKGROUND LEVEL AT THE MOST AFFECTED NOISE SENSITIVE PREMISES DURING THE OPERATION OF THE PLANT. PLANT AND MACHINERY SHALL BE REGULARLY SERVICED AND MAINTAINED TO CONTINUE TO MEET THE RATING LEVEL.

6. THERE SHALL BE NO LOUDSPEAKERS LOCATED ON THE EXTERNAL PARTS OF THE PREMISES.

7. THE LIGHTING PROVIDED FOR THE PURPOSE OF CUSTOMER AND STAFF SAFETY, FOR THE SECURITY OF PREMISES AND LIGHTING ASSOCIATED WITH ACTIVITIES OF ENTERTAINMENT AND ADVERTISING SHALL BE OF SUCH AN INTENSITY, SUITABLY

POSITIONED AND OPERATED SO AS NOT TO CAUSE NUISANCE TO NEIGHBOURING OR ADJOINING PROPERTIES.

8. BUSINESS WASTE SHALL BE STORED INSIDE CLOSED CONTAINERS AWAITING COLLECTION. LITTER ARISING FROM PEOPLE USING THE PREMISES SHALL BE CLEARED AWAY REGULARLY. PROMOTIONAL MATERIALS SUCH AS FLYERS SHALL NOT CREATE LITTER. STREET ADVERTISING SHALL BE CARRIED OUT LAWFULLY.

e) The protection of children from harm

NO ADULT ENTERTAINMENT OR SERVICES, ACTIVITIES OR OTHER ENTERTAINMENT THAT MAY GIVE RISE TO CONCERN IN RESPECT OF CHILDREN SHALL BE PROVIDED WHILST CHILDREN ARE PRESENT ON THE PREMISES

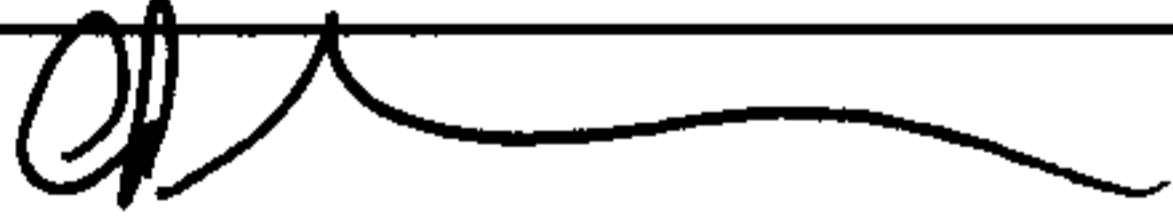
Please tick yes

- 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	14 TH OCTOBER 2010
Capacity	SOLICITORS TO THE APPLICANT

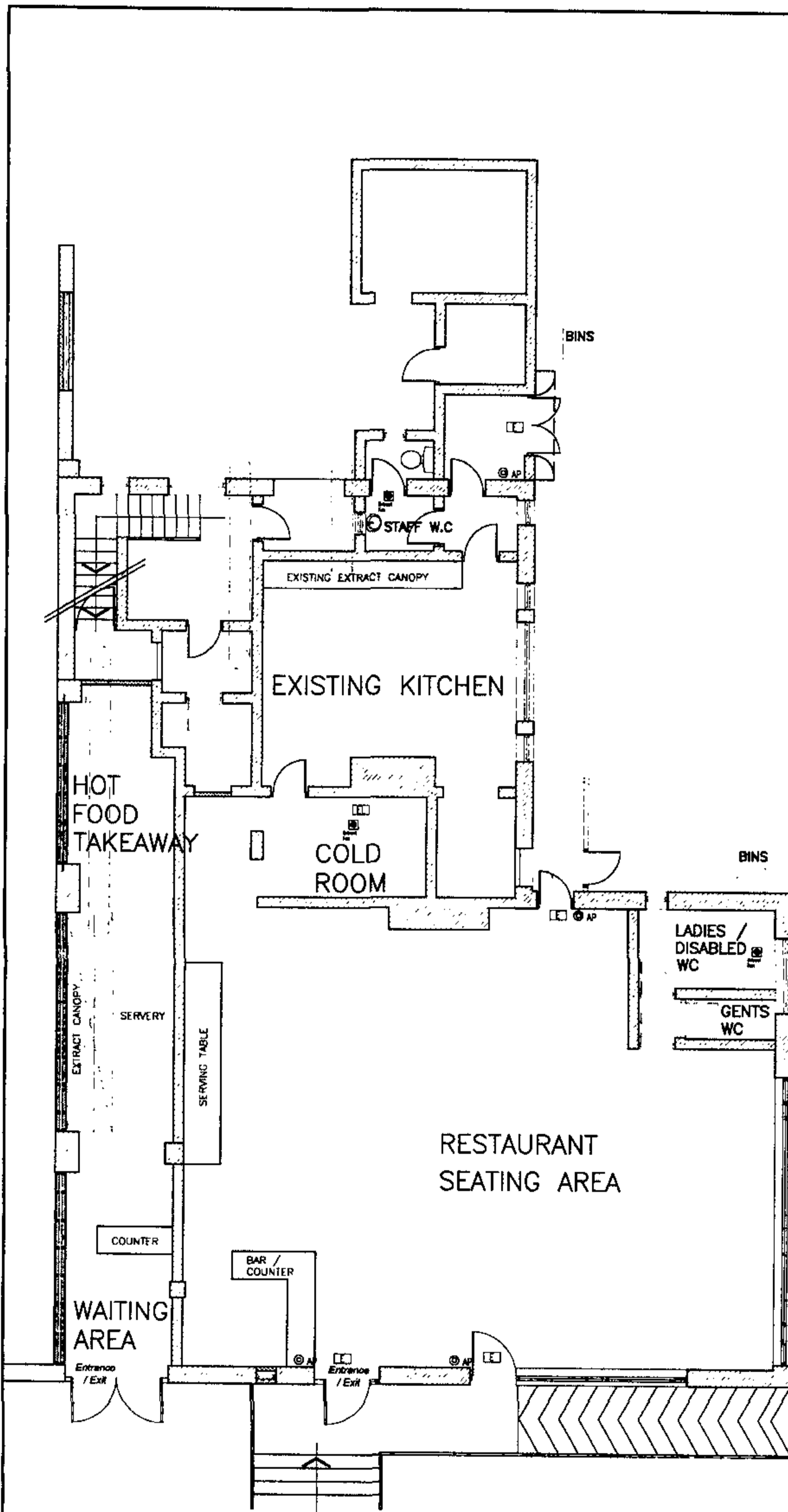
For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13) CHRIS CONNOR NORTON CONNOR, SOLICITORS 145-147 TOWN STREET HORSFORTH			
Post town	LEEDS	Post code	LS18 5BL
Telephone number (if any)	0113 239 0088		
If you would prefer us to correspond with you by e-mail your e-mail address (optional) chris@nortonconnor.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.



FIRE PRECAUTIONS

MEANS OF ESCAPE : FIRE EXIT DOORS

A push bar operated panic bar or panic latch to be fitted to all final exit doors.
 A PUSH BAR TO OPEN sign to be provided immediately above the push bar, above true PB.
 The doors must not be locked with a padlock or any other type of opening device while persons are on premises.

FIRE ALARM & SMOKE DETECTION

A manually operated electrical fire alarm system to be provided clearly audible in all parts of the building. The fire alarm system to be to the satisfaction of Fire Authority & to be in accordance with British Standard BS 5838 Part 1, 1998.
 Activation points shown thus: AP
 A fire alarm system with automatic Smoke Detectors to be provided with audible warning throughout the building fitted to the manually operated fire alarm system & to comply with BS 5838 Part 1, 1998.
 Smoke Detector shown thus: SD

EMERGENCY LIGHTING

Emergency lighting to be electrically supplied from a separate source of supply to that of the general lighting to be provided to ALL PUBLIC AREAS and ALL ESCAPE ROUTES.
 Emergency Lighting points shown thus: EL
 The emergency lighting provided should be such that when in operation the illumination given off is sufficient to enable persons to see their way out without the aid of general lighting and does to illuminate all self-locks provided. The emergency lighting should operate not only on a complete failure of normal lighting but also in the event of bulb circuit or local failure.
 Emergency lighting to comply to BS 5266 Part 1, 1999 and BS 5266 Part 7, 1999.
 All fire exit doors should be provided with external primary & emergency lighting points.
 Lighting to be positioned externally above each exit.
 The external escape route should be covered with the street lighting as reached.

ILLUMINATED FIRE EXIT SIGNS

Minimum fire exit sign being lit by both primary & emergency lighting to be provided on shown thus: ES
 Illuminated signs incorporating graphic fire exit symbols e.g. running man moving through open door should have white symbols on a green background.

NOTICES

A conspicuous fire exit door sign should be provided to all fire exit doors.
 All signs to be as per BS5456

FIRE DOORS

To comply with BS479 Part 22.
 All doors shown to be FD30S fitted with intumescent fire & smoke seals.
 All doors to be fitted with overhead self-closers & "FIRE DOOR KEEP SHUT" sign.

REVISIONS	DATE

P.S. RIYAT & ASSOCIATES
 Architectural Designers and Planning Consultants
 Benson House, 14 Benson Street, Leeds LS7 1BL
 Telephone: 0113 2455492
 Fax: 0113 2443800
 E-Mail: riyat@btinternet.com

CLIENT
 MR M ZAREEN

PROJECT
 LICENCE PLAN FOR
 HADDON HALL, BANKFIELD ROAD,
 BURLEY, LEEDS, LS4 2JT

DRAWING TITLE
 FLOOR PLAN

SCALE 1:100
DATE JULY 2010

DRAWING No.
 09/10/010 - 01

NOT PROTECTIVELY MARKED**Leeds District Licensing Department****Licensing Department**

Millgarth Police Station
Millgarth Street
Leeds
LS2 7HX

Tel: 0113-2414023

Fax: 0113-2413123

Email:

bob.patterson@westyorkshire.pnn.police.uk

Website:

Your ref: CPC/SLD/18170/Zareen

Our ref: BP/LICENSING OFFICER/HADDON HALL

11th November 2010

Chris Connor
Norton Connor Solicitors
145-147 Town Street
Horsforth
Leeds
LS18 5BL

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

RE: GROUND FLOOR RESTAURANT & HOT FOOD TAKE AWAY – HADDON HALL.
BANKFIELD ROAD, BURLEY, LEEDS. LS4 2JT
NEW PREMISES LICENCE – LICENSING ACT 2003:
POLICE – LETTER OF OBJECTION:

Thank you for submitting your application for the above premises, which we received at the address above on 15th October 2010.

Thank you also for replying to my email of the 4th November and speaking with me about this matter on the telephone yesterday, which has clarified the position in relation to Mr. Zareen's intended role in the running of these premises.

However, as this is the last day of the period to make representations relating to this application, if only to maintain a right of audience in this matter after today, West Yorkshire Police serve this letter of representation as a full objection at this time.

You are full aware of the police concerns over Mr. Zareen being granted a premises licence, but for the benefit of the licensing authority Leeds City Council, who have to qualify that all representations are "relevant", I am here required to give reasons why West Yorkshire Police believe that granting this licence to Mr. Zareen would undermine the four licensing objectives.

I do not intend to give the full facts surrounding the previous convictions of Mr. Zareen at this time, since I think that the matter can be resolved without needing to do so, but I feel an overview at least is necessary, again to justify this letter of objection to yourself and the licensing authority.

NOT PROTECTIVELY MARKED

NOT PROTECTIVELY MARKED

A summary of the convictions of Mr. Mohammed Zareen is as follows:-

- 24 convictions for 30 separate offences since 1994, the vast majority of which are alcohol related;
- 13 convictions for being drunk and disorderly since the year 2000, 5 of which are still 'unspent' under the Rehabilitation of Offenders Act 1974, for which a variety of sentences were imposed by the court, the latest being in April 2010; and in addition,
- 8 drink driving convictions since 1994, 2 of which are still 'unspent', for which a sentence of imprisonment was imposed in 2005 together with a disqualification from driving for 3 years, and last imposed in June 2010, a suspended sentence of imprisonment with a discretionary 9 month disqualification from driving.

For the avoidance of doubt, despite the style of operation intended and the conditions offered in the application to reflect a restaurant type business, if granted West Yorkshire Police are of the opinion that because of the nature of Mr. Zareen's convictions and his repetitive offending of alcohol related offences particularly, all 4 of the licensing objectives fundamental to Licensing Act 2003 would be seriously undermined, including public safety.

As suggested by you already and to remedy this situation, an application to transfer the premises to the designated premises supervisor Hasan Zareen would be acceptable to West Yorkshire Police.

For this to be possible however at the stage we are at now, the licence would have to be granted to Mr. Zareen in the first instance so that he could then consent to a transfer of his licence.

Therefore, if you could give indication that a transfer application will be made immediately once the premises licence is granted, even to the extent that the transfer application is drafted now, then I give you my assurance that I will withdraw this objection.

However, given that a hearing is already due to take place because of other representations received by Leeds City Council, then I shall not withdraw this objection in any event until the 6th December 2010 and actually at the hearing itself.

All subject of course to the approval of the sub-committee presiding at the hearing on the day in question, and assuming the sub-committee grant the licence after taking the other representations into account?

Just as an aside and in conclusion, West Yorkshire Police suggest that the remarks made on page 17 of the application form in the "state any seasonal variation for the "supply of alcohol" box are misplaced, and should appear in their 'right' place on page 19, alongside all the other steps to promote the prevention of crime and disorder objective, to appear as conditions of the premises licence if granted.

**Bob Patterson
Leeds District Licensing Officer
West Yorkshire Police.**

Date: 11th November 2010

NOT PROTECTIVELY MARKED

Nelson, Matthew

From: Illingworth, John
Sent: 05 November 2010 23:36
To: Nelson, Matthew
Cc: Atha, Cllr Bernard; Yeadon, Cllr Lucinda
Subject: Haddon Hall ref. JI/LY/BA/NP

Dear Matthew

I have been approached by several local residents who have asked if I could represent them at the hearing into the licensing application at the former Haddon Hall public house.

The gist of all their objections is that they welcome normal evening trading activities, but they all want to get a good night's sleep, so whatever activities are intended at the Haddon Hall should finish by 11pm on weekdays and 11:30pm on Fridays and Saturdays. This is a densely populated residential area, where people need to get to work the following morning. It is unfair, unreasonable, and an infringement of their basic human rights to the peaceful enjoyment of their family homes to have late night noise for whatever reason throughout the working week.

John Illingworth

Nelson, Matthew

From: Elizabeth Berry [elizabeth.berry@emsleys.co.uk]
Sent: 05 November 2010 16:49
To: Entertainment Licensing
Subject: FW: Haddon Hall Application JI/LY/BA/NP

Dear Sirs

I am concerned to hear that the Haddon Hall has once again requested an entertainment licence.

I live at 53 Haddon Road, LS4 2JE, which backs directly onto the site. Already noise from the take away, car doors etc is causing a nuisance of an evening.

The security light shines directly into my bedroom window and I have had to request that it be turned off. Of course when the restaurant is open the lights will once again mean that I have to have blackout curtains and will not be able to open my window due to noise nuisance.

The Haddon Hall is unfortunately situated too close to residential housing and any restaurant will cause a nuisance. People drinking and fighting outside is not a new thing, but even ordinary noise from a restaurant will disturb the residents of Haddon Road.

I would oppose any such application because this is a residential area. It is not acceptable not to have peace and quiet until after 11-12 pm. I work long hours and most of my household are asleep before then.

Next door has young children who would also be disturbed.

Kind regards

Elizabeth

Elizabeth Berry
Solicitor
Emsleys

Viscount Court, Leeds Road, Rothwell, Leeds LS26 0GR
t: 0113 201 4900 f: 0113 201 4901
DX 715931 ROTHWELL



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Partners: Howard Serr, Andrew Greenwood, John Murray, Alistair McKinlay, Natalie Hollis, Liz Stephen
Regulated by the Solicitors Regulation Authority. SRA63372 SRA - Solicitors' Code of Conduct
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Emsleys have signed up to 10:10 which is a campaign to reduce UK emissions by 10% in 2010.



Please consider the environment before printing this email

Glover, Barry

From: zoe.wilkins@bt.com
Sent: 08 November 2010 13:42
To: Entertainment Licensing
Subject: Licence Application for Haddon Hall, Bankfield Road, LS4 2JT

FAO: Councillor J Illingworth, Councillor L Yeadon, Councillor B Atha

RE: Licence Application for Haddon Hall, Bankfield Road, LS4 2JT

Further to your letter of 21st October 2010, I am writing to object as follows to the below licences

Sale of Alcohol

Mon to Sat 11:00- 23:30 – 23:30 is too late, would request this be limited to 23:00 due to the residential nature of the area

Sunday 12:00- 23:00, no objection

Late night refreshment

Mon to Sat 23:00-23:30 – this is too late and I would request this not be granted due to the residential nature of the area.

The area is residential and noise carries. If customers the worse for wear from alcohol are leaving after 23:30 on a work/school night, this will have an adverse effect on my sleep and life and that of other residents in the area. I would prefer the licence be limited to 22:00 but could accept 23:00 but no later.

Yours sincerely

Zoe Wilkins
27 Haddon Place, Leeds, LS4 2JU
Mobile: 07769 938 767

**ENTERTAINMENT
LICENSING**

08 NOV 2010

RECEIVED

Nelson, Matthew

From: sarah whittington [sarahwhittington2003@yahoo.co.uk]
Sent: 10 November 2010 18:22
To: Entertainment Licensing
Subject: Licence Application for Haddon Hall, Bankfield Road, Leeds LS4 2JT

Dear Licensing Officer

My name is Sarah Whittington and my address is 33 Haddon Place, Leeds LS4 2JU.

I am emailing you to object to the granting of a licence for the sale of alcohol and late night refreshments on the above premises. I also wish to object to the application for a ground floor restaurant at the former site of the Haddon Hall Hotel.

The above premises are situated in a residential area of high density housing. The residents in the immediate vicinity include elderly people and families with young children. The late night noise nuisance, littering, and additional traffic which would be caused by the granting of the above licence and application would be intolerable to local residents.

While the Haddon Hall public house was open, fighting and shouting caused by drunkenness frequently occurred late at night just outside the pub. One incident involved a man lying in the road outside the pub being kicked by two other men. The granting of a licence to sell alcohol late at night on the above premises will inevitably lead to similar incidences of noise and drunken anti-social behaviour.

I request that the above applications are rejected.

Many thanks
Yours sincerely

Sarah Whittington

Glover, Barry

From: Vincent Simpson [vt.simpson@yahoo.com]
Sent: 11 November 2010 01:19
To: Entertainment Licensing
Subject: Haddon Hall

Subject: Licence application for Haddon Hall, Bankfield Road LS4 2JT
To: entertainment.licensing@leeds.gov.uk
Date: Thursday, 11 November, 2010, 1:02

Dear Sir/Madam

I am writing regarding the current application for a new Premises Licence at the Haddon Hall site, onto which the houses at the top of Haddon Road (all through terraces) back.

The Haddon is situated in the middle of a residential area, surrounded by a population which includes many families and elderly people. The restaurant to which the proposed amendment applies is only yards from my own children's bedrooms, and any extension to opening hours gives concern.

I am particularly concerned about noise levels from the proposed music or disturbance from noise or rowdiness in the carpark following closing time. I feel it is important that the location of the Haddon site is taken into account when considering this application. Presumably once granted it could be applied to any form of musical entertainment - another live venue might be welcome whereas another club would not. Please take into account the needs of the local residents when considering this application: we have all, to be honest, suffered enough from the vagaries of the Haddon Hall over recent years.

We have the same concerns regarding the requested extension to opening hours, and request that they remain unchanged. 11.30 will inevitably mean noise from the carpark till midnight if not beyond.

regards,

Vincent Simpson

55 Haddon Road
Leeds
LS4 2JE



Glover, Barry

From: Claire Brunner [claire.brunner@talk21.com]
Sent: 11 November 2010 01:03
To: Entertainment Licensing
Subject: Licence application for Haddon Hall, Bankfield Road LS4 2JT

Dear Sir/Madam

I am writing regarding the current application for a new Premises Licence at the Haddon Hall site, onto which the houses at the top of Haddon Road (all through terraces) back.

The Haddon is situated in the middle of a residential area, surrounded by a population which includes many families and elderly people. The restaurant to which the proposed amendment applies is only yards from my own children's bedrooms, and any extension to opening hours gives concern.

I am particularly concerned about noise levels from the proposed music or disturbance from noise or rowdiness in the carpark following closing time. I feel it is important that the location of the Haddon site is taken into account when considering this application. Presumably once granted it could be applied to any form of musical entertainment - another live venue might be welcome whereas another club would not. Please take into account the needs of the local residents when considering this application: we have all, to be honest, suffered enough from the vagaries of the Haddon Hall over recent years.

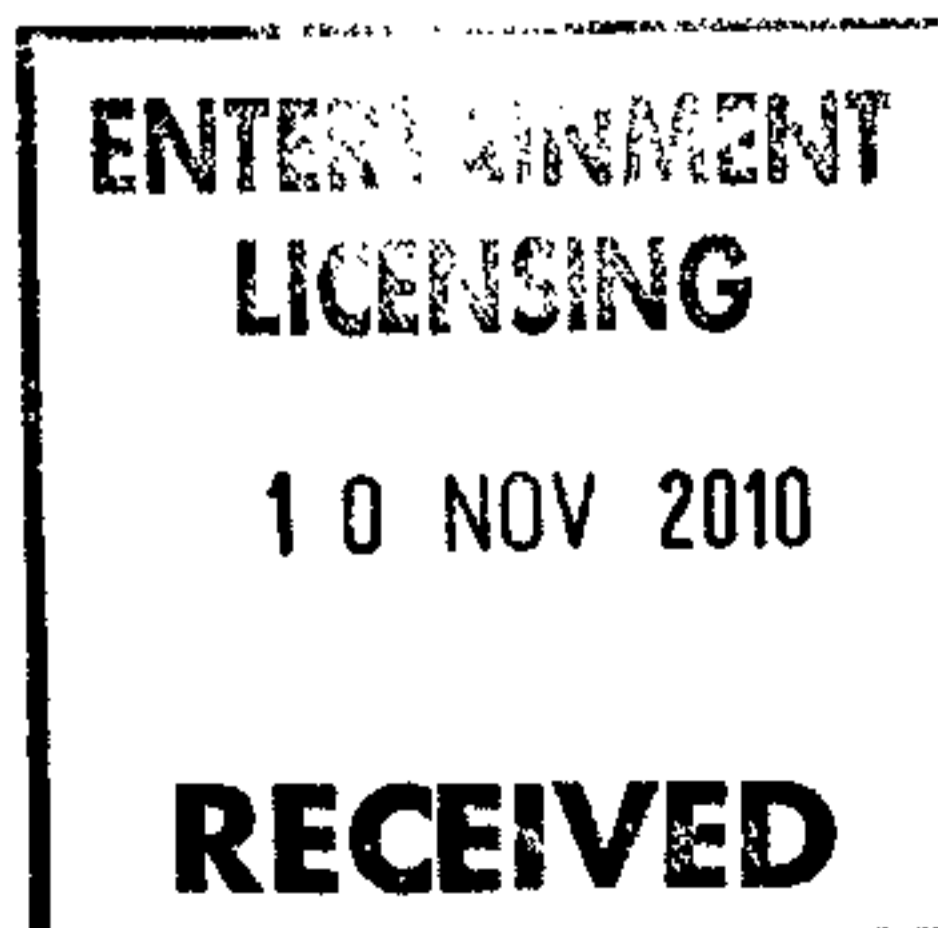
We have the same concerns regarding the requested extension to opening hours, and request that they remain unchanged. 11.30 will inevitably mean noise from the carpark till midnight if not beyond.

regards,

Claire Brunner

55 Haddon Road
Leeds
LS4 2JE

If possible, I'd really appreciate a confirmation that this email has reached the right department, & that it's been read in time! Thanks, claire





Mr C Connor
 Norton Connor Solicitors
 145/147 Town Street
 Horsforth
 Leeds
 LS18 5BL

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



Contact: Mrs Rachael Teale
 Tel: 0113 214 6247
 Fax: 0113 214 6250
 rachael.teale@leeds.gov.uk
 Our reference: PREM/02967
 26 October 2010

Dear Sir

Licensing Act 2003

Name of Premises: Restaurant And Takeaway

Address: Haddon Hall, Bankfield Road, Burley, Leeds, LS4 2JT

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.

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 Rachael Teale
Senior environmental health officer

Encs

)

)

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: Restaurant And Takeaway
Address: Haddon Hall, Bankfield Road, Burley, Leeds, LS4 2JT

The premise is a former public house now converted to a convenience store and restaurant/take away premises. There is a converted self contained flat above the whole premises with 6 bedrooms and there is residential premise surrounding on each side of the site.

) 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 11 pm and at all times if entertainment takes place on more than 30 occasions per year.
2. The PLH/DPS will ensure patrons use the external areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas after 11 pm.

↳ Working amended. 4/11/10

Signed:

Dated:

Nelson, Matthew

From: Teale, Rachael
Sent: 04 November 2010 09:28
To: Chris Connor
Cc: Nelson, Matthew
Subject: RE: Restaurant and Takeaway at Haddon Hall, Bankfield Road, Burley, Leeds-PREM/02967-Application for New Premise Licence

Dear Mr Connor

Thank you for your reply. My concern was people outside smoking. It is the cause of many complaints to this department. If extra hours were applied for then the condition would be more appropriate. So I agree with the wording you suggested. If you could make the amendments and return the signed Part 2 I will withdraw my representation with the licensing department.

Regards,

Rachael Teale
Senior Environmental Health Officer

From: Chris Connor [mailto:chris@nortonconnor.co.uk]
Sent: 03 November 2010 20:30
To: Teale, Rachael
Cc: Nelson, Matthew; Amardeep Nangla
Subject: Restaurant and Takeaway at Haddon Hall, Bankfield Road, Burley, Leeds-PREM/02967-Application for New Premise Licence

Dear Miss Teale,

Many thanks for your letter of the 19th October.

I have no problem with your first suggested condition and I am happy to recommend it to my client.

I do however have an issue with your second suggested condition. I can see no reason why it should not reflect condition 14 of Planning Consent No.10/02838/FU approved by the Council on the 28th July 2010 following an application to vary Planning Consent No.09/04336FU.

Amended condition 14 reads as follows:-

"The opening hours of the premises shall be restricted to 0800 hours to 2330 hours Monday to Saturday and 1200 hours to 2300 hours on Sundays".

The reason for this condition is ".....in the interests of the amenity of nearby residents".

I accept that your wording does not prevent licensable activities from taking place within the premises but the fact that the only means of access and egress to the premises is over the private forecourt and car park between the premises and Bankfield Road, then your wording effectively does so.

In view of the Council's stated reasons for the imposition of amended condition 14, I suggest that there is no reason why your second suggested condition should not mirror the amended planning condition.

Accordingly, I suggest that your second suggested condition is amended to read as follows:-

"The Premises Licence Holder will ensure patrons use the forecourt and car park which serve the premises in a manner which does not cause disturbance to nearby residents and businesses in the vicinity of the premises and will ensure that patrons do not use such areas after 2300 hours on Sundays and after 2330 hours on Mondays to Saturdays".

Are you prepared to agree my suggested wording?

If so, I will amend Part 1 of your letter of representation and sign and return Part 2 of your letter to you. If not, I will complete Part 3 and return it to you, reserving the right to bring this e-mail to the attention of the Licensing Committee in the event of a hearing.

I look forward to hearing from you asap.

Regards.

Chris Connor
Norton Connor Limited.

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The Directors of Norton Connor Limited, 145-147 Town Street, Horsforth, Leeds, LS18 5BL are C.P. Connor, L.J. Connor and A.P. Norton.

Nelson, Matthew

From: Teale, Rachael
Sent: 09 November 2010 11:24
To: Entertainment Licensing
Cc: Nelson, Matthew
Subject: RE: Haddon Hall, Bankfield Road, Burley, Leeds LS4 2TJ - PREM/02967

Matthew

I believe you have been copied in on the signed Part 2 for the above premises. We have reached an agreement with the re-wording of condition 2 so that it reflects the planning conditions. We have agreed on the following:

"The Premises Licence Holder will ensure patrons use the forecourt and car park which serve the premises in a manner which does not cause disturbance to nearby residents and businesses in the vicinity of the premises and will ensure that patrons do not use such areas after 2300 hours on Sundays and after 2330 hours on Mondays to Saturdays"

Therefore this department withdraws the representation.

Regards,
Mrs Rachael Teale
Senior Environmental Health Officer
Environmental Protection Team
Kent Road
Pudsey
LS28 9BN

Tel: 0113 2146247