

LEEDS CITY COUNCIL LICENSING SUB-COMMITTEE

APPLICATION FOR THE GRANT OF A PREMISES LICENCE

KFC, CITY STATION, NEW STATION STREET, LEEDS LS1 4DT

HEARING 12 DECEMBER 2011

WITNESS STATEMENT

STATEMENT OF: Kris Dungey

CAPACITY: Regional Operations Manager

AGE OF WITNESS: Over 18

ADDRESS: c/o 169, Euston Road, London, NW1

This statement is true to the best of my knowledge and belief

INTRODUCTION

I am a Regional Operations Manager, employed by Select Service Partner Limited ("SSP"). My responsibilities include responsibility for extensive rail catering operations throughout the Midlands and North.

SSP have operated units at transport hubs across the UK for approximately 5 years, although the management structure has been in place for almost 20 years as the company was previously owned and operated by the Compass Group. Current brands include M&S Simply Food, Burger King, UpperCrust, Costa Coffee, Millies Cookies and Starbucks.

This application is for the grant of a Premises Licence for a KFC restaurant to be situated on the North Concourse of City Station. KFC is a well known fast food brand, which will be operated under a franchise agreement at City Station by SSP.

The outlet is accessible only from within the station and there is no public entry or exit into the unit other than the main entrance on the North Concourse. The position of the unit within the station is shown on the site location plan at Annex A of this statement.

The KFC will be located in a unit that SSP currently operate as a "Whistlestop". The Whistlestop is a convenience store and as such, the unit has the benefit of a Premises Licence for the sale of alcohol and recorded music daily from 08.00 to 00.00 midnight; and for late night refreshment, also until midnight (Licence Number PREM/01244/VO1). The Premises Licence for the Whistlestop will be surrendered when the KFC opens, if this application is granted. A copy of the Whistlestop Licence is attached at Annex B of this statement for ease of reference.

APPLICATION FOR PREMISES LICENCE

The application that has been made is for late night refreshment only from 23.00 to 02.00 daily. The hours applied for mirror those that are authorised for late night refreshment for the Burger

King at City Station, also operated by SSP. A copy of the Burger King Licence is attached at Annex C of this statement for ease of reference.

The application is made in these terms to give flexibility to cater for persons using City Station. Train services operate throughout the night as detailed in the statement of Jay Heathcote.

SSP operate over 300 licensed outlets at railway stations nationwide. The company has detailed brand standards and due diligence procedures and work with British Transport Police and Network Rail across the country to ensure compliance on an ongoing basis. Where British Transport Police have crime and disorder grounds to request that a unit is closed temporarily, the company would do so voluntarily. For example Leeds played Manchester United (20/9/11) and at the request of the Police SSP closed the White Rose Bar at 22.00.

The company has operated a number of Premises Licences at City Station since 2005 when the Licensing Act 2003 came into force. Prior to that, we operated Justices Licences at the station for over 15 years. Throughout that time, as far as I am aware, we have never been subject to any review application or enforcement action at the station by any responsible authority or interested party.

REPRESENTATIONS

Health & Safety Service

We have agreed a condition with the Health & Safety service as follows:

Being a responsible business, Select Service Partner Limited has comprehensive policies, procedures and audit systems in place to protect public safety. These include arrangements for pre-opening checks, electrical safety, accident recording and first aid arrangements, and slips and trips in public areas. The unit Manager will ensure that Company's Health and Safety policies and procedures relating to public safety are being followed.

Police Licensing Service

I understand that the police have made a representation to this application on the basis that the premises falls in the City Centre Cumulative Impact zone.

However, we do not believe that the granting of this application will have an adverse impact on the licensing objectives in the cumulative impact zone for a number of reasons:

1. If this application is granted, the current Premises Licence for the Whistlestop (which authorises alcohol, music and late night refreshment until midnight daily) will be surrendered when the KFC starts to trade.
2. The unit is located wholly within the City Station and can only be accessed from the North Concourse. There is no direct access from the street, as shown on the site plan annexed to this statement.
3. There are existing units in the Station authorised for late night refreshment until the times applied for. The Burger King, also operated by SSP, is authorised for late night refreshment until 2am daily. We also understand that the McDonalds (operated by a third party) is authorised to provide late night refreshment until 02.00 on Thursdays and 02.30 on Fridays and Saturdays.

4. In our experience, customers using station facilities for late night refreshment are generally passengers and persons who would be in the station in any event, including train drivers, network rail and station staff.
5. The unit will be self-contained with a dedicated seating area as shown on the plan submitted with the application. We also have procedures to manage queues at the premises, as set out in the statement of Jay Heathcote, to minimise the impact of the premises on the station concourse.

CONCLUSION

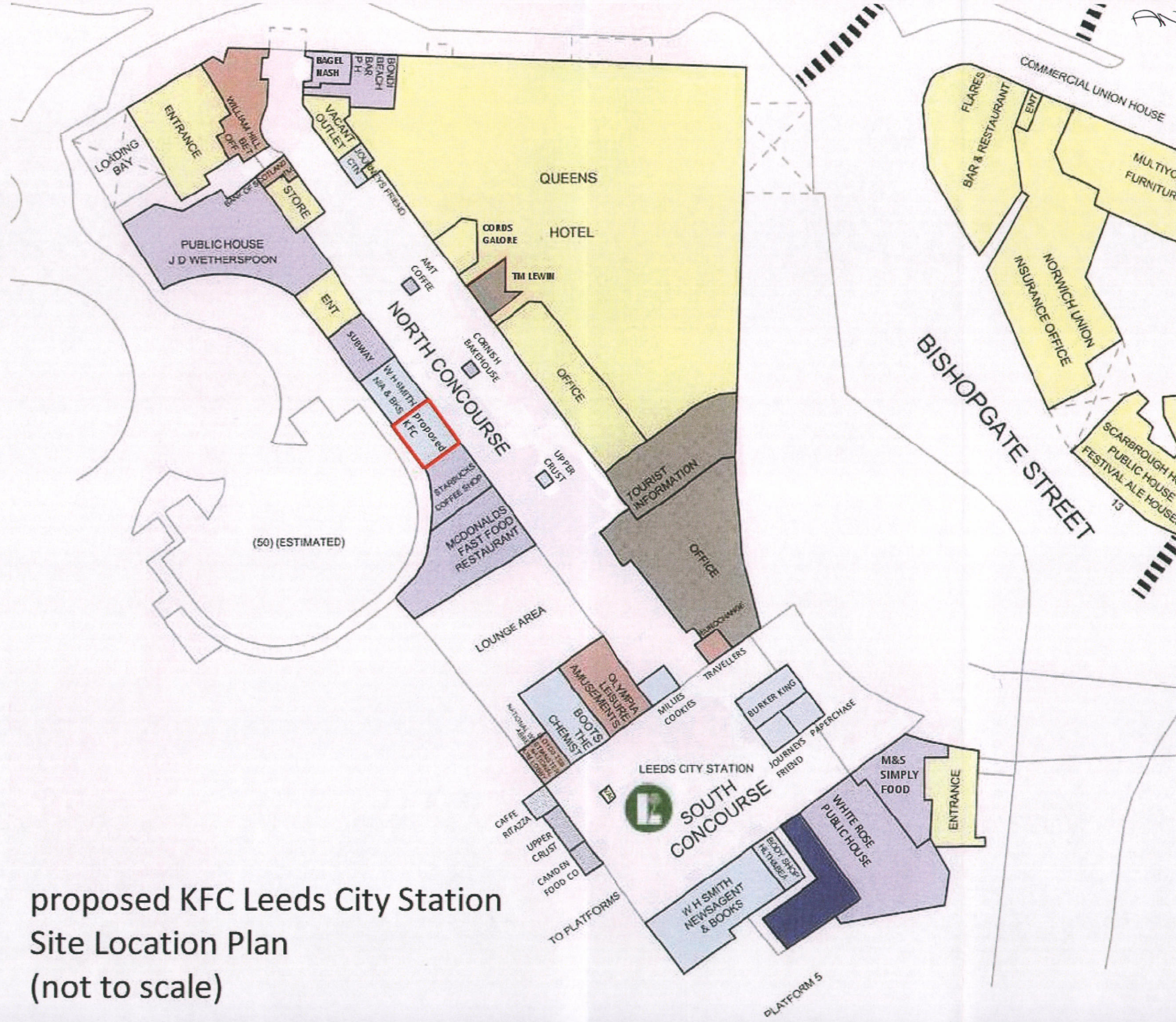
I do not believe that the granting of this application would adversely affect the licensing objectives or add to the cumulative impact of licensed premises in the City Centre. This is not a new-build premises – it will replace a convenience store which is licensed for late night refreshment, the sale of alcohol and recorded music until midnight

SSP have considerable experience in managing station premises and indeed already operate the Burger King at City Station which is authorised to provide late night refreshment for the same times.

For the reasons set out above and in the statement of Jay Heathcote, I would ask the Committee to grant the application.

Kris Dungey

6th December 2011



proposed KFC Leeds City Station
Site Location Plan
(not to scale)



Premises Licence Leeds City Council

Licence Issued By:

On: 6th December 2007

N
25

Jackson.

Nicole Jackson
Nicole Jackson 24.01.2008.
Assistant Chief Executive (Corporate Governance)

Premises Licence Number

PREM/01244/V01

Part 1 -- Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Whistlestop
25 North Concourse
City Station
New Station Street
Leeds
LS1 4DY

Telephone number 0113 2453263

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

Performance of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

Times the licence authorises the carrying out of licensable activities

Performance of Recorded Music
Every Day 08:00 - 00:00

Late Night Refreshment
Every Day 23:00 - 00:00

Sale by Retail of Alcohol
Every Day 08:00 - 00:00

The opening hours of the premises

The hours of licensable activities for the premises are as above. There are no regulated opening hours for non-licensable activities.

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol is supplied for consumption off the Premise

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Select Service Partner Limited
169 Euston Road
London
NW1 2AE

Registered number of holder, for example company number, charity number (where applicable)

Registered Business Number 02184010

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Susan Bentley
Moorleigh
Toftshaw Lane
Bradford Moor
Bradford
BD4 6RA

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Personal Licence Number: KMCPL0332 Licensing Authority: Kirklees Metropolitan Council

Times the licence authorises the carrying out of licensable activities

Performance of Recorded Music
Every Day 08:00 - 00:00

Late Night Refreshment
Every Day 23:00 - 00:00

Sale by Retail of Alcohol
Every Day 08:00 - 00:00

The opening hours of the premises

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Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol is supplied for consumption off the Premise

Name, (registered) address of holder of premises licence

Select Service Partner Limited
169 Euston Road
London
NW1 2AE

Registered number of holder, for example company number, charity number (where applicable)

Registered Business Number 02184010

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Susan Bentley

State whether access to the premises by children is restricted or prohibited

N/A

Premises Licence
Leeds City Council

Licence Issued By:

On: 6th December 2007

N
25
Jackson.

Nicole Jackson 24.01.2008
Assistant Chief Executive (Corporate Governance)

Premises Licence Number

PREM/01244/V01

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Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

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25 North Concourse
City Station
New Station Street
Leeds
LS1 4DY

Telephone number 0113 2453263

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

Performance of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

Annex 1 – Mandatory conditions

Only individuals licensed by the Security Industry Authority may be used at the premises to guard against:-

- a. unauthorised access or occupation (e.g. through door supervision), or
- b. outbreaks of disorder, or
- c. damage

No supply of alcohol may be made under this licence

- a. At a time when there is no designated premises supervisor in respect of the premises licence, or
- b. At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Alcohol shall not be sold in an open container or be consumed in, the licensed premises.

Annex 2 – Conditions consistent with the Operating Schedule

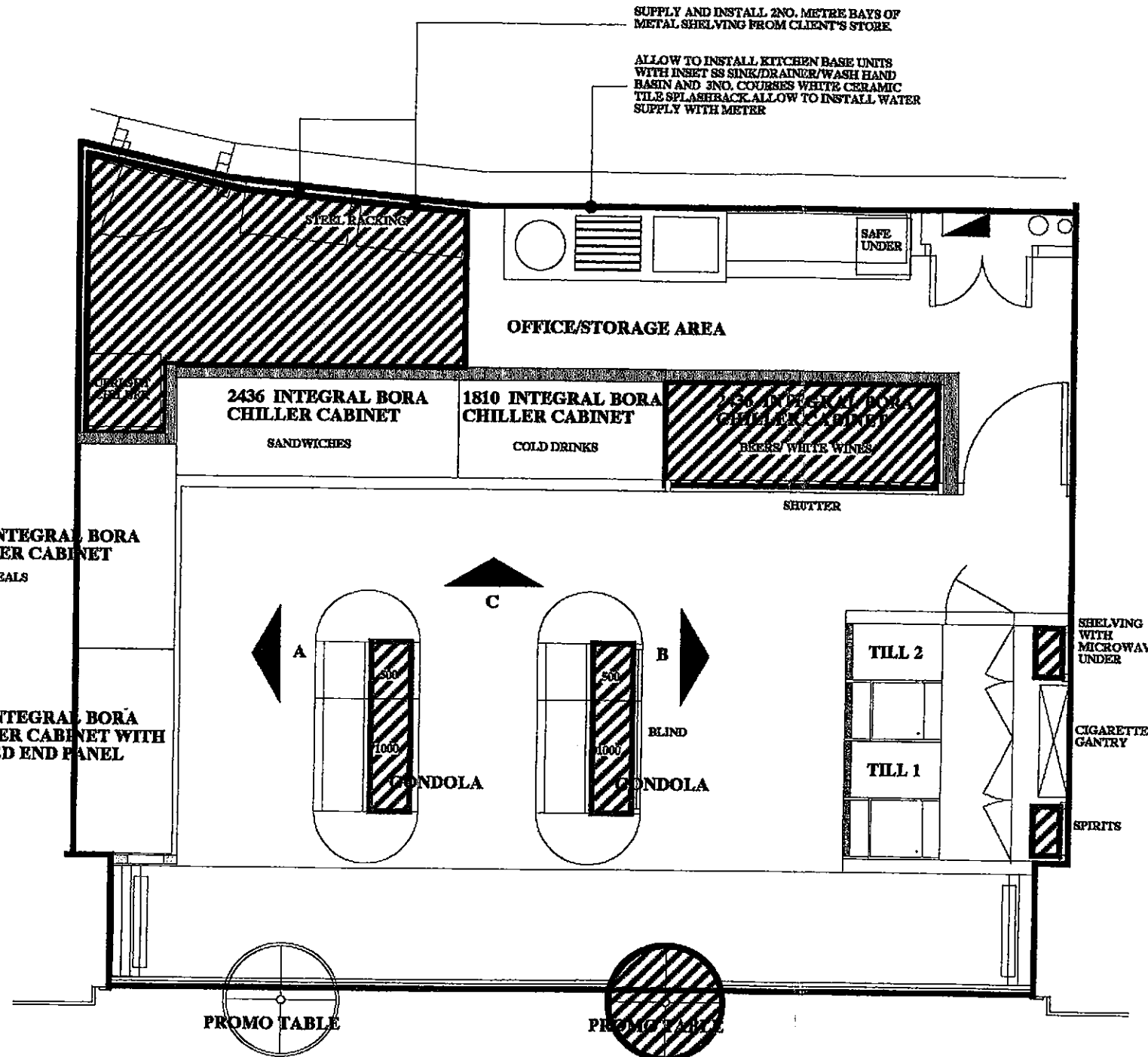
N/A

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

N/A

Annex 4 – Plans

The plans for these premises are as those submitted with the application. A copy of which is held by Leeds City Council Licensing Authority.



SUPPLY AND INSTALL 2NO. METRE BAYS OF METAL SHELVING FROM CLIENT'S STORE

ALLOW TO INSTALL KITCHEN BASE UNITS WITH INSET SS SINK/DRAINER/WASH HAND BASIN AND 3NO. COURSES WHITE CERAMIC TILE SPLASHBACK ALLOW TO INSTALL WATER SUPPLY WITH METER

Notes

Revisions

*Plan Approved
22.11.02*

Project		WHISTLESTOP LEEDS STATION
Title		FLOOR PLAN-RETAIL LAYOUT
Drwg No.	PPS0215.LIC.01	Rev
Date	AUG 02	Scale 1: 50
		Drawn MT

Prōt'eus
SURVEYORS & ARCHITECTS

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