

JOHN KENT SOLICITORS

This firm is regulated by The Solicitors Regulatory Authority (S.R.A. No. 421701)
VAT No: 859804380 Principal Solicitor: John Kent Assistant Solicitor: Murrium Majid

Huntingdon House Business Centre
278-290 Huntingdon Street, Nottingham, NG1 3LY
Tel: 0115 9934286 Mobile: 07957 367478
Email: johnkentsolicitors@gmail.com

23rd May 2023

Our Ref: JMK/MM/4473

Vikki Arkwell
Farnsfield Parish Council
The Village Centre
Newhill, Farnsfield
Newark
NG22 8JN

Dear Vikki

Le Petit Vert – Application for Premises Licence

Further to my client's application and your Notice of objection and Representations.

Please find enclosed the following documentation which has been sent to the Licensing office and will be circulated to the Licensing Panel for consideration before and at the hearing.

- 1 James Aspell background Experience
- 2–5 Response to Representations
- 6 Le Petit Vert “proposed business details”
- 7-8 Menu
- 9 Design, Staff and Location
- 10-11 Location and our competitors
- 12 Google Street view marked with Premises Location
- 13 Comments on other trade premises
- 14 Street location map showing premises

If after considering all the information enclosed, you are at liberty to review your representations and if considered appropriate you may either contact the Licensing office to withdraw your representations or alternatively perhaps to suggest any necessary and appropriate condition or conditions which might be imposed on the licence if granted.

Yours faithfully

John Kent Solicitors
enc

cc Licensing officer Nicola Rowlands (by email)
James Aspell (by email)

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23rd May 2023

Our Ref: JMK/MM/4473

George Rhodes
C G Rhodes & Sons Limited
Main Street
Farnsfield
Newark
NG22 8EY

Dear Mr Rhodes

Le Petit Vert – Application for Premises Licence

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23rd May 2023

Our Ref: JMK/MM/4473

Andrew Rhodes
Cleveland House
Main Street
Farnsfield
Newark
NG22 8EY

Dear Mr Rhodes

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23rd May 2023

Our Ref: JMK/MM/4473

Helen Jones
Acacia House
Main Street
Farnsfield
Newark
NG22 8EY

Dear Helen

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23rd May 2023

Our Ref: JMK/MM/4473

Julie Butler
Ivy Cottage
Quaker Lane
Farnsfield
Newark
NG22 8EE

Dear Julie

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24th May 2023

Our Ref: JMK/MM/4473

Mrs Drew
29 Pasture Way
Farnsfield
NG22 8FT

Dear Mrs Drew

Le Petit Vert – Application for Premises Licence

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cc Licensing officer Nicola Rowlands (by email)
James Aspell (by email)

James Aspell

Licensee since 2010 & Company Director since 2015

All businesses run alongside my wife **Jennifer Aspell**

Licensee & Company Director since 2018

400 Rabbits (JRA Bars Ltd.)

Popular city centre cocktail bar operating since 2015 in Nottingham. Table service venue with a capacity of around 40 guests. Employs 7 full time staff members and 4 part time staff members plus contracted door staff, cleaners, DJ's etc.

Nominated for multiple local & national awards including -
Midlands Food, drink & Hospitality Awards 2017 (Regional) – **Best Bar**
Nottingham Restaurant & Bar Awards 2017 (Regional) – **Best Kept Secret**
Nottinghamshire Food & Drink awards 2019(Regional) – **Best Drinks Venue**
Class Bar Awards 2020 (National) – **Best Specialist Bar**
Imbibe Drinks List of the Year 2021 (National) – **Specialist Menu of the Year**
Class Bar Awards 2023 (National) – **Best Bar Midlands & East Anglia**
Class Bar Awards 2023 (National) – **Best Bar**

We have never had any issues with licensing in 8 years of operation and have always fully understood and fulfilled the licensing objectives.

Casa Agave (Casa Agave Ltd.)

Importer, distributor, wholesaler & retailer of unique spirits since 2018. Supplying some of the UK's best hotels, restaurants, and bars as well as renowned retailers with fine spirits from around the world. Retail website. Consumer tasting events around the UK. Employs 2 full time staff members.

Nominated for -
Nottinghamshire Women In Business Awards 2019 – **Best New Business**

Sherwood Glade (Sherwood Glade Ltd.)

Woodland tipi wedding & events venue operating since 2020 seasonally over the Summer months. Hosting weddings, live music events, corporate awards ceremonies, family fun days, mindfulness workshops and more with events up to 800 people. Employs up to 10 seasonal members of staff.

Featured in publications such as Save the Date Magazine & UK Bride

Previous Experience

The Living Room, Nottingham 2010-2015

General Manager of well-regarded bar and restaurant in Nottingham's Lace Market area.

2004-2010

Numerous management roles with pub & restaurant groups such as Stonegate, Orchid Pub co. Living Ventures Group

**Le Petit Vert Proposed Premises Licence application.
Response to Representations made against the application.**

To Members of the Licensing Panel and Objector/Representees.

Objections

Farnsfield Parish Council

We appreciate the Parish Councils position that the license application did not provide sufficient information for them to support the application. We hope that we can allay those concerns by providing our business proposition to the panel which describes the style of business we intend to operate in further detail than the application. Due to the nature of our proposal and the proposed characteristics of the business proposed it was not considered necessary to put any more detail in the application than was agreed with the police having consulted with them prior to the application being submitted.

We will address each of FPC's concerns individually.

Noise

We appreciate the parish councils concerns around noise and hope we can do all we can to alleviate those concerns.

We intend to implement the following -

We will soundproof the building throughout with the most up to date materials and techniques to a level adequate to prevent noise disturbance. This does not include replacing the large single glazed windows at the frontage as we don't believe the noise levels will warrant this step and we would not want to alter the historic shopfront nor incur the exorbitant cost involved if it's not necessary. We would be happy to agree to a license review after 3 months of operation, if the single glazing is not sufficient to prevent noise disturbance to nearby residents, then we would be happy to then look to upgrade to double glazing at the property.

We will display signage to instruct patrons to leave the premises quietly and be respectful of neighbouring residents. These will be visible at the entrance both inside and outside the property.

We will ensure staff training is conducted in noise management and management of guest's behaviour.

The style of venue we intend to operate will only warrant low level background music, it would certainly not be audible from outside the venue. As can be seen from the premises license application we do not intend to have live music performances, DJ's and the like.

Unlike every other licensed venue in the village, we will not have any provision of outside seating nor any opportunity to apply for a pavement license as there isn't adequate space for it.

Our closing time will be in line with other licensed premises in the village and so minimising the amount of potential noise disruption from guests leaving the premises.

The final point I would make is that my parents, who are in their 70's, live in the attached residential property and we have absolutely no intention of doing anything that would disrupt their lifestyle or cause disturbance.

Car Parking

From personal experience of visiting the property at least weekly for the last couple of years and at varying times of day/night (due to my parents residing at the property) I have very rarely struggled to find a parking spot on main street and never had to use another business' parking facilities. This is not to dismiss the concerns raised purely to offer my own personal experience.

The property is designated as a Class Use E for retail, café & restaurants etc. by the planning department of Newark & Sherwood District Council. It was granted this use class without having any parking facilities as is common for a commercial property that fronts directly on to the main high street in any village, town, or city. The application for a premises license under consideration, is for us to serve alcohol within the café/restaurant we intend to open, not as to whether we can open a café/restaurant at the property as the property has already been granted that permission by the planning department prior to us taking on the property. Therefore, we don't believe the issue of car parking has any relevance in terms of deciding as to whether the license should be granted. While the opening of a new café may impact car parking in the village (and we will try to mitigate that impact) the granting of the premises license specifically will not. In fact, it could be argued that serving alcohol at the premises should discourage driving for obvious reasons.

I would like to bring to the attention of the panel two points raised by the Parish Council in which they have chosen to omit relevant and important details.

Firstly, it should be pointed out that the example that the parish council cite in that the highways department previously raised concerns was for a planning application to allow for a pizza restaurant on Main Street (The Rustic Crust) to offer a collection/takeaway service, it was not for a premises license application, which is obviously very different in terms of it's impact on car parking, traffic flow etc. The application was granted. (As was a premises license to said restaurant.)

Secondly, the reports the Parish Council say they have received that, *'there are vehicles being parked on private property to use the businesses that already exist on Main Street, and these properties are having no choice but to look into parking enforcement options.'* We are aware that these reports have been received from the owners of The Lion, Public House on Main Street. We know this as the one of the owners posted the exact same objection on the 'Farnsfield Community' Facebook page on 2nd May. In the same post they say, *'We have always tried our best to accommodate the community the best we can, we allow the Church to use our parking on mornings for services, funerals, christenings etc, same goes for the U3A group, shoppers, dog walkers, running groups and our neighbours.'* With that being the case, I don't believe the Parish Council's description simply as *'Private Property'* is sufficient or accurate detail of the complaint when the pub fully and publicly admit they allow anyone to use their car park. This detail is also relevant as the owners of the pub may well see the opening of another licensed premises in the area as competition to them.

With all that being said, we do very much want to work with the parish council and the local community to try to find solutions to the issues they have raised around car parking in the village and to mitigate our own impact. In order to do so..

We will encourage staff to travel to work by foot, bike, or public transport and if they must drive to park away from the Main Street.

We will encourage customers to travel to us by foot, bike, or public transport through our social media channels and in house. We will implement a reward scheme by which our customers will earn a stamp if they travel by one of these means of transport and once they obtain a certain level of stamps they would get a free coffee/cake etc.

Both initiatives would fit with our ethos as a green/sustainable venue.

If the parish council were to encourage other businesses in the village to mirror such schemes or perhaps to set up a joint venture amongst the businesses, it could potentially dramatically reduce the parking overflow as well as increasing custom to all businesses in the village, reducing pollution from emissions etc. We would be happy to work with them to set up such a scheme.

Hours of Sale

The venues actual opening hours will be Wednesday & Thursday 9am to 10pm, Friday & Saturday 9am to 11pm and Sundays 10am to 4pm. The reason we have included each day of the week in the license application is firstly that if special/key dates (Christmas, New Years Eve, Valentines etc) fall on a Monday/Tuesday we would obviously want to be able to open without having to get a license variation each time or constantly having to submit temporary event notices. We would also like the flexibility to vary our opening hours if we realise there is opportunity for trade on a Sunday evening for example or for one off private booking.

These opening/closing hours are very similar to other licensed premises in the area, certainly they are no later.

We do appreciate the Parish Council's position with regards to the extended bank holiday opening hours and while we have no intention of hosting the type of event the Parish Council has described we would be happy to leave this part of the application to the panel to decide if appropriate after consideration of the full application and representations in support of the application.

Other Objections

It should be noted that all 3 other objections have come from residences related to Rhodes & Sons Ltd.

C G Rhodes & Sons Ltd.

As can be seen from our business proposal we intend to open as a café/bistro with the sale of alcohol supplementary to that. We have no intention to open solely as a 'bar' or 'drinking establishment' and as the objector points out we would need to apply for planning permission for change of use if we wished to do so. We will incorporate a retail aspect into the business as is stated in our business proposal which will involve a selection of locally sourced produced available in our deli section. This may include local craft beers, wines and spirits, hence the inclusion in the application of an 'off' licence.

Helen Jones

I believe we have addressed both these concerns previously with regards car parking and opening hours. However, with regards the point of deliveries this is again something we would be happy to work with other businesses in the village and the Parish Council to implement schedules or certain restrictions to ease the congestion at times. We will also talk to our suppliers and where possible ensure HGV/LGV's are not used, and smaller vans used instead.

Holly House, Main St, Farnsfield, Newark NG22 8EY

Mr Rhodes

Again, I believe these concerns have been addressed previously I would just state that the objector is incorrect that off street parking is being converted to floor space. The 'garage' is currently used solely for storage and has been for many years prior to us taking on the premises (I know this as my parents reside at the property) and will continue to be so in the plan that was submitted.

With regards the comment on retail diversity, firstly there will be a retail aspect to our business as previously stated. I would also point out that the previous retail shop that was located at Holly House has moved across the road and replaced a food outlet that held a premises license. Therefore with our opening there will be precisely zero change to the retail/food outlet mix in the village.

Other Considerations

There have been 2 licensed premises closed in the last 6 months (No.43 & The Veg Stop) one has been replaced with a retail furniture shop the other is currently vacant. If our license was granted there would still be one less licensed premises in the village than there was 6 months ago.

With Regards,

James Aspell

Prospective licensee of 'Le Petit Vert'



Le Petit Vert, a french style, all day cafe & bistro serving tasty vegetarian & plant-based brunch, pastries & cakes, light lunch and *petit plats*.

Located at Holly House on the Main Street in the beautiful village of Farnsfield, *Le Petit Vert* will very much be a family business with parents Lynn & Lance owning the property and Son & Daughter-in-Law, James & Jen running the business with their young son Cole in tow!

A breakfast/brunch menu in the morning featuring french toast and sausage sarnies (veggie of course!) alongside a selection of baked goods. From the afternoon a light lunch menu & a small plates menu into the evening with a focus on sustainability and showcasing local producers. The drinks menu will feature coffee from local roasters alongside a range of softs, some of Nottinghamshire's best craft beers, natural wines and a small selection of house cocktails.

Opening morning til evening, Wednesday thru Sunday.

Le Petit Vert will also offer a selection of our lovingly sourced produce to take home in our deli section.

Pop-Up food nights, wine & cheese evenings, baby & toddler mornings and talks from local producers are all lined up for the opening months.

We will also be dog friendly 🐾

Sample Menus

(These aren't the finished article but a taste of what to expect..)

Petit Dejeuner

Served 12-5pm

Pastries

£5

A selection of 4 pastries served with berries & chocolate

French Toast

£5

French toast with berries & chocolate

LPN Sarnie

£7

This Isn't Pork Sausage with homemade ketchup or brown sauce on a breakfast muffin

Eggs Florentine (10, 30)

£9

Eggs hollandaise served with wilted spinach on sourdough

LPN Breakfast (10, 30)

£10

This Isn't Pork Sausages with Lyonnaise potato, mushroom, egg & beans served with a breakfast muffin

Spicy & Smashed (10)

£7

Chili and lime smashed pea guacamole with confit tomato on sourdough

Cheese Toastie (10)

£4

Red onion and tomato chutney & mozzarella toastie

All dishes are plant based unless specified. Please advise of any allergies before ordering.
E-Eggs S-Size M-Mustard C-Cheese N-Nuts G-Gluten V-Vegan Option

Dejeuner

Served 12-5pm

Soup du Jour

£5

Served with crusty bread

Shashuk

£8

Seasonal vegetables in a vibrant spiced tomato sauce

Blue Sandwich

£7

Blue cheese with caramelised onion, rocket and sundried tomatoes

French Dip

£7

Mushroom, cheese & onion sandwich with a dipping sauce

Asparagus Tarte Tartin

£7

A slice of caramelised onion, garlic and asparagus tarte tartin

Trio of Salads

£7

Served with baguette

Tomate Provencale

£4

Classic French tomatoes with buttered herb potatoes

All dishes are plant based unless specified. Please advise of any allergies before ordering.
E-Eggs S-Size M-Mustard C-Cheese N-Nuts G-Gluten V-Vegan Option

Petit Plats

Served 5-9pm

Baked Camembert

£5

Served with crusty bread

Bites

£4

Olives & pickles

Fromage

£7

Cheese board with jelly & crackers

Cassoulet

£7

This Isn't Pork sausages in a rich tomato & bean stew

Asparagus Tarte Tartin

£7

A slice of caramelised onion, garlic and asparagus tarte tartin

Burella

£7

Burata style cheese with heirloom tomatoes & basil oil

Tomate Provencale

£4

Classic French tomatoes with buttered herb potatoes

All dishes are plant based unless specified. Please advise of any allergies before ordering.
E-Eggs S-Size M-Mustard C-Cheese N-Nuts G-Gluten V-Vegan Option

Petit Plats

Served 5-9pm

Lyonnaise Potatoes

£4

Crispy sliced potatoes with a creamy garlic sauce

LPN Burger Slider

£7

This Isn't Beef burger or homemade bean burger served with tomato, lettuce, pickled onion and spicy smashed pea guacamole

Tabbouleh

£6

Herbs, quinoa & bulgur wheat, tomatoes, cucumber and sweet pepper salad

Baked Beetroot

£7

Baked beetroot with agave and blue cheese

Crispy Cauliflower

£7

Crispy cauliflower florets in a buffalo sauce, served with garlic dip

Greens & Reds

£6

Agave & balsamic glazed carrots on a bed of seasonal greens

Sourdough

£6

Served with oil & balsamic

All dishes are plant based unless specified. Please advise of any allergies before ordering.
E-Eggs S-Size M-Mustard C-Cheese N-Nuts G-Gluten V-Vegan Option

Desserts

Served 12pm

Pastries

£6

A selection of 6 pastries served with berries & chocolate

Tres Glaces

£6

3 scoops of ice cream

Creme Brulee

£7

Classic burnt custard served with berry compote

Baked Brownie

£9

Warm chocolate & chin brownie served with ice cream

Fromage

£10

A selection of cheeses served with jelly & crackers



All dishes are gluten based unless specified. Please advise of any allergies before ordering.
Eggs, Soya, Mustard, Cacao, Dairy, Nuts & Gluten. Vegetarian options.

Cafe

Alternatives to dairy are free of charge.
We offer homemade oat milk, soya and almond milk.
Our cows milk is sourced from The Ethical Dairy which milks their cow mummies once daily and follows a cow with calf method, allowing them to play, connect and live together as mums and babes should.

£3 each or £5 for a double

Espresso

Cappuccino

Latte

Mocha

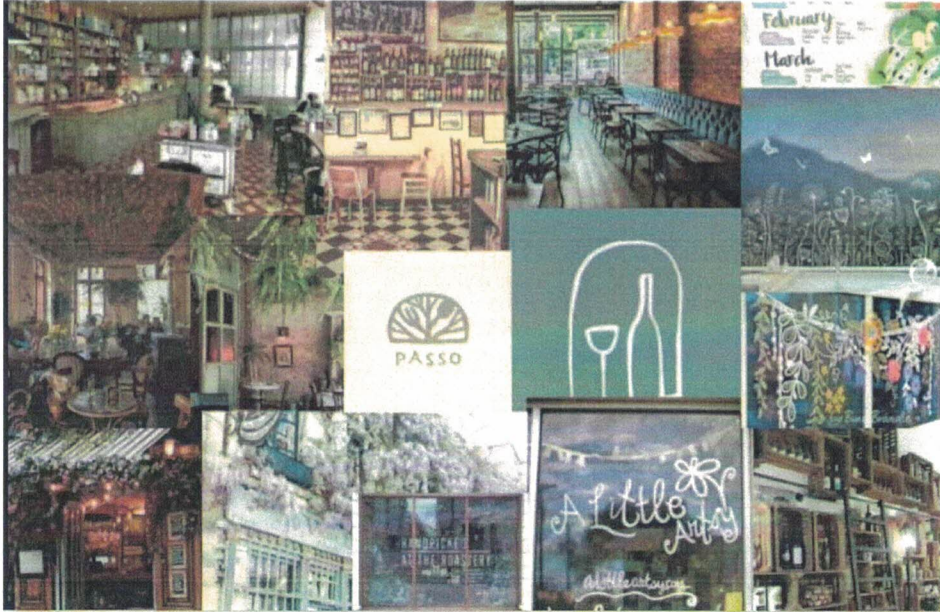
Americano

Hot chocolate

Loose leaf tea:

Black, Earl Grey, Mint, Berry, x3 rotating special teas

Design



The design will focus on blending natural materials with classic French design to create a warm welcoming environment that feels inviting from morning through til evening. Reusing & upcycling materials will be a key part of the concept & build. Soundproofing will be necessary throughout the building as well as ensuring the building is fully accessible.

The frontage of the building, signage and lighting should be considerate and sensitive to it's beautiful rural village surroundings.

Staff

The venue will hope to employ up to eight staff members from the local community. Creating further opportunities for young people in a rural area while also offering apprenticeships and work experience.

Staff will be trained on all company policies.

Sustainability

A big part of our long-term goals for *Le Petit Vert* is to become a zero-waste venue. Through reusing and recycling materials while utilising waste produce within carefully considered menus that use seasonal British ingredients.

The Location

The quaint and quintessentially English village of Farnsfield in Nottinghamshire is home to several fantastic small businesses, and we hope *Le Petit Vert* will compliment them and be a big part of the community. The village is proudly twinned with the town of Andouille in France and we hope our concept will subtly pay homage to that.

The location has some challenges, parking within the village, and on Main Street in particular, is a concern that has been raised by the community and one we would be keen to address with the parish council to explore possible solutions and opportunities to the benefit of all local businesses.

Our Competitors

While we hope and believe we will compliment the other food & drink operators within the village, creating a healthier high street for all, our main competitors would be.

The Lion (public house)

The Plough (public house)

The Rustic Crust (pizza restaurant)

Woodberry Tea Rooms (café and tea room)

Our Customers

Our core customers will be those within the local community of all ages who enjoy eating out regularly and those who work within the village.

Maintaining a strong food/drink offering combined with high standards of service & hospitality will be essential.

Encouraging regular custom through events such as Pop-Up food nights, wine & cheese evenings, baby & toddler mornings will be a good way to encourage new custom. Regularly changing menus/specials/cakes etc. will keep guests coming back.

There is currently a limited offering of vegetarian/vegan food within the village or further afield in neighbouring towns, our concept will address this, offering further variety and encouraging visitors from outside the local area.

Social Media & Marketing

Facebook and Instagram will be utilised for social media marketing. Soft launch events will be held on opening as well as physical marketing campaigns, speaking to groups within the local community and relying on word of mouth.

Licensing

The venue will ensure the licensing objectives are met while also being considerate of neighbouring residents within the village in everything we do.

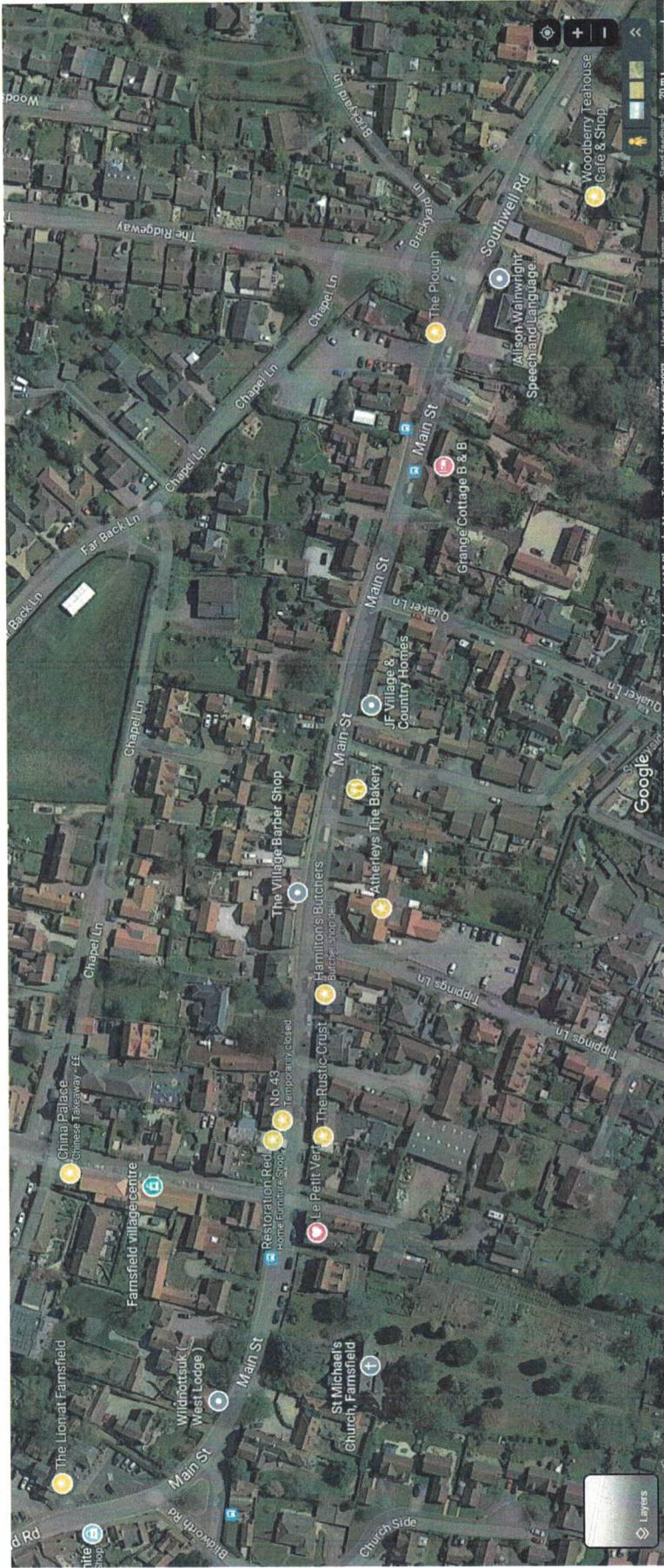
Licensing logbooks to be maintained.

Company Policies

All company policies on food safety, fire safety, age verification, Challenge 25 and underage sales, drunkenness, drugs policy, search policy, duty of care & vulnerable persons policy will be trained to all staff and adhered to at all times. Training to be recorded and detailed in company logbook.

Risk Assessments

Risk assessments to be carried out for fire safety, health & safety, all potential hazards and all one-off events.



Licensed Premises

- The Lion at Farnsfield (Public House - Opening Hours 12 til 11PM daily) 450ft from Le Petit Vert
- The Plough Inn (Public House – Opening Hours 11am til 11pm daily) 0.2 miles from le Petit Vert
- The Rustic Crust (Italian/Pizza Restaurant with takeaway license – Opening Hours vary but 11am – 10.30pm Saturday) 120ft from Le Petit Vert
- Woodberry Tea Rooms (tea rooms/café - Opening Hours 9.30am – 4.30pm) 0.3 miles from Le Petit Vert
- The Co-op (convenience store - Opening Hours 7am – 10pm) 0.1 miles from Le Petit Vert

Recently closed licensed premises (closed within last 6 months unsure if licenses have been forfeited?)

- The Veg Stop (grocery store/off license/coffee shop all in one) replaced with retail furniture shop (Restoration Red) that previously occupied 'Le Petit Vert' premises. 50ft from Le Petit Vert
- No.43 Farnsfield (hairdresser/cocktail bar in the evenings - currently vacant) 100ft from Le Petit Vert

Non licensed eateries

- China Palace (Chinese takeaway restaurant – Opening hours 5pm-10.30pm) 200ft from Le Petit Vert
- Atherleys Bakery (bakery with takeaway & eat in options – Opening Hours 7am – 4.30pm) 0.1 miles from Le Petit Vert
- Hamiltons Butcher & The Cheeky Pig (Butcher & takeaway/cafe with some courtyard seating – Opening Hours 8am – 4pm) 285 ft from Le Petit Vert

Other retail

- Includes hairdressers, barbers, charity shop, estate agents, homeware shop, furniture shop, antique shop and bed & breakfast as well as co-op previously mentioned.

Other facilities within 500 ft of Main St.

- Includes church, bowls club, tennis club, village hall, library, baby & toddler group, photography studio, laundrette, nursery, language school

Farnsfield (from Wikipedia)

Farnsfield is a large village and civil parish in Nottinghamshire in Sherwood Forest. It is in the local government district of Newark and Sherwood. The population of the civil parish as at the 2011 Census was 2,731,^[1] an increase from 2,681^[2] in the United Kingdom Census 2001.

The village lies in a predominantly farming area. There is no major industry or employer within Farnsfield. The majority of residents of working age commute to work, mostly to Nottingham, Mansfield or Newark.

Farnsfield's facilities include a small Co-op supermarket and Post Office, a village bakery, butcher, greengrocer, and other small shops. The village has two churches (Anglican and Methodist), a large primary school, and two public houses (The Plough Inn and The Lion).



- Distance from..
- Bilthorpe 2.6 miles
 - Blidworth 3.4 miles
 - Rainworth 3.6 miles
 - Edingley 1.5 miles
 - Hallam 2.3 miles
 - Southwell 3.7 miles
 - Newark 9.5 miles
 - White Post 1.2 miles

14.