



Dear Resident

I would like to formally introduce myself to you, my name is Neal Bullock and along with my business partner Andy Platts we own Greedy Soul Catering Ltd.

As you are now aware, it's our intention to open two premises within Lowfield's, one being the Greedy Soul Deli and the second is the Onion Bistro.

We are aware that you have lodged an objection to either one or both based on the licensing applications we submitted, to serve alcohol on both sites and I would like to take this opportunity to give you an insight into both premises and possibly alleviate any or all concerns you may have.

#### **Greedy Soul Deli – unit 16 formally Katie Bees**

This will be a traditional deli serving coffee, sandwiches, deli meats, cheese, pate, olives, dry goods, oils, dressings, and alcohol which is completely ancillary to the premises as our focus is food driven, at no time will alcohol be for sale on a walk in, walk out basis. To purchase alcohol, you will be required to eat with us, that could be a lager while having lunch or an evening deli sharing board with a glass of wine.

It is not our intention to submit plans for any extraction as we will not be fitting a kitchen, all our food served in the deli will come from our deli counter and tabletop equipment so no bad odours would emanate from the premises other than hopefully the smell of fresh coffee.

#### **Onion Bistro – Unit 24 new build**

This will be a family orientated Italian bistro serving freshly made pasta, pizza, meats, fish, and desserts. All our equipment will be electric so again we feel that there will be no odours escaping that would offend anyone in the local area.

The sale of alcohol is again ancillary to the business as food is the primary source of revenue and again would only be sold to anyone dining with us, at no time will we be serving food for takeaway and collection, so any litter discarded in the area wouldn't be generated by the Onion Bistro.

#### **Waste and bins**

The new build unit 24, the Onion Bistro has a locked gate to the left of the property and all our bins from both units will be placed in here, they will be locked so only staff and refuse collectors will have access. We will of course, take out a contract with Rentokil as we do in our other venues to ensure that no vermin enter the premises or gain access to our refuse.

#### **Our target customers**

For both venues, we are targeting family's and local people who rather than travel to Yarm to buy their favourite pate or sliced meats, they can simply walk to the deli or bistro. It is not our intention, at all, to serve takeaway food such as pizzas etc so any issue of litter would not be created by Greedy Soul Deli. We want to provide two great venues for the local community to enjoy.

#### **Kids and anti-social behaviour**

We are very aware of the current problem of young people loitering around the area.

I have been a resident of Ingleby Barwick for 10 years and currently live just off Lowfield's Avenue, so I've seen the issues first-hand. Because of this, I absolutely understand that this would be a concern for nearby residents and so we have enlisted the services of Close Protection Security at considerable cost to ourselves. Close Protection will be visible on certain evenings during the week and are a phone call away if required, so hopefully, this will have the desired outcome and will move them along and away from the area, we will of course monitor the situation and continue to fund this until we feel its managed.

### **Opening hours**

We know this is a concern for everyone living locally, and we are very considerate of this, our application has been submitted with the widest range of hours, but this does not in any way reflect our trading hours for both premises.

### **Greedy Soul Deli**

Monday 8am – 8pm  
Tuesday 8am – 8pm  
Wednesday 8am – 8pm  
Thursday 8am – 10pm  
Friday 8am – 11pm  
Saturday 8am – 11pm  
Sunday 9am – 5pm

### **Onion Bistro**

Monday 9.30am – 9pm  
Tuesday 9.30am – 9pm  
Wednesday 9.30am – 9pm  
Thursday 9.30am – 11pm  
Friday 9.30am – 11pm  
Saturday 9.30am – 11pm  
Sunday 12pm – 10pm

I would like to make this very clear to all residents that both premises are not and will not be used by anyone leaving the local pub as a last pint stop over before going home. I can categorically confirm that we are not an off license, at no time will alcohol be sold to minors or anyone for that matter to carry away, unless of course they have eaten with us and have some left in a bottle and can be re corked.

### **Deliveries**

All produce suppliers will be requested to deliver there produce to both sites between the hours of 10.30am and 12.30pm were possible.

### **Parking**

As a parent of a child who attends Whinstone Primary, I fully appreciate the frustration you may have regarding parking at certain times during the day and we certainly don't wish to add to this. The Onion Bistro will have designated parking bays in the newly configured car park to be used by our customers.

We have contacted Stockton council and asked for a meeting with parking enforcement and will be asking them for extra coverage in the area at key times to hopefully reduce the number of cars being abandoned on school runs.

We will continue to work closely with parking enforcement to ensure that any dangerous parking is reported, and tickets issued, we will of course keep you updated on any meetings we have with them going forward.

Finally, we would like to invite you to a site visit so that we can show you the plans for both premises and give you an answer to any questions you may have.

I will be on sight at the Onion bistro at 11am – 12pm and 5pm – 6pm on **Tuesday 21/12/2021** if you can't make either of these times then I'd be happy to arrange a time to speak with you personally at a time convenient for yourself.

Wishing you a Merry Christmas and a Happy new year.

Best regards

Neal Bullock

Director

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