



Epping Forest District Council

LICENSING SUB COMMITTEE **Tuesday 2nd April 2024**

You are invited to attend the next meeting of **Licensing Sub Committee**, which will be held at:

Council Chamber - Civic Offices
on **Tuesday 2nd April 2024 at 10.15 am**

Georgina Blakemore
Chief Executive

Democratic Services Officer: T Larsen, Democratic Services (Direct Line 01992 564243)
Email: democraticservices@eppingforestdc.gov.uk

Members: Councillors T Matthews (Chairman), I Allgood, P Keska and R Morgan

PLEASE NOTE THAT THIS MEETING IS OPEN TO ALL MEMBERS TO ATTEND

This meeting will be broadcast live and recorded for repeated viewing.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Participants are reminded of the need to activate their microphones before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be recorded and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery.”

2. APOLOGIES FOR ABSENCE

To be declared at the meeting.

3. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

4. PROCEDURE FOR THE CONDUCT OF BUSINESS (Pages 4 - 10)

To note the adopted procedure for the conduct of business by the Sub-Committee.

5. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

6. APPLICATION FOR PREMISES LICENCE - CHICKAROS CHICKEN CHIGWELL, 783 CHIGWELL ROAD, WOODFORD GREEN, CHIGWELL, IG8 8AU (Pages 11 - 134)

To consider the attached application for a Premises Licence

7. INCLUSION OF PUBLIC AND PRESS

To invite the public and press back into the meeting for the remaining items of business.

Agenda Item 4

Regulatory Committees

(a) Licensing Committee

Terms of Reference

- (1) The full Committee shall comprise 15 Councillors appointed by the Council at its annual meeting, including a Chairman and Vice-Chairman.
- (2) For the functions set out in Appendix 1, and the legislation listed in Appendices 2 and 3, a sub-committee consisting of no more than any three Councillors drawn from the members of the full Committee shall be formed. Any such sub-committee shall include, by rota, one of the six Licensing Sub-Committee Chairmen appointed at each Annual Council meeting.
- (3) The Quorum for the Committee is set out in the Rules set out in Part 4 of this Constitution save that no business shall be transacted unless either the Chairman or Vice-Chairman of the Committee is present.
- (4) The Committee and sub-committees shall have full authority to hear and determine licensing applications.
- (5) The Committee and sub-committees shall be further empowered to determine appeals made against the decisions of the Service Director (Commercial and Regulatory Services) taken under delegated authority on licensing applications. (See Council delegation schedule for more details).
- (6) The Committee shall at all times carry out its duties solely within the policy from time to time determined by the Council and shall conduct its proceedings in accordance with the requirements set out in Appendix 4 (Conduct of Business by the Licensing Committee and Sub-Committees).
- (7) The Licensing Committee shall take no part in the production or revision of the statement of licensing policy made under Section 5 of the Licensing Act 2003, however, they may determine policy under the legislation listed in Appendices 2 and 3 to this Article.
- (8) To be responsible for the consideration and approval of Designation Orders under Section 13 of the Criminal Justice and Police Act 2001 (Exercise of Controls over the consumption of alcohol in Public Places).

LICENSING ACT 2003 – LIST OF FUNCTIONS AND DELEGATED AUTHORITY

Matter to be dealt with	Full Committee	Sub Committee	Officers
Application for personal licence		If a police objection	If no objection made
Application for personal licence with unspent convictions		All cases	
Application for premises licence/club premises certificate		If a relevant representation made	If no relevant representation made
Application for provisional statement		If a relevant representation made	If no relevant representation made
Application to vary premises licence/club premises certificate		If a relevant representation made	If no relevant representation made
Application to vary designated premises supervisor		If a police objection	All other cases
Request to be removed as designated premises supervisor			All cases
Application for transfer of premises licence		If a police objection	All other cases
Applications for interim Authorities		If a police objection	All other cases
Application to review premises licence/club premises certificate		All cases	
Decision on whether a complaint is irrelevant frivolous vexatious etc			All cases
Decision to object when local authority is a consultee and not the relevant authority considering the application		All cases	
Decision to object when local authority is acting as a Responsible Authority			All cases
Determination of an objection to a temporary event notice		All cases	
Decision whether to consult other responsible authorities on minor variation			All cases
Determination of minor variation			All cases

All policy matters except the formulation of the Statement of Licensing policy	All cases		
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LIST OF STATUTORY POWERS

Those functions pertaining to licensing and registration and permits, and consents contained in the following legislation and any regulations, orders, byelaws or other subsidiary legislation made under the above Acts:

The Animal Welfare (Licensing activities involving animals) (England) Regulations 2018
The Animal Welfare Act 2006
Dangerous Wild Animals Act 1976
Food Safety Act 1984 Part 3
Gambling Act 2005
House to House Collections Act 1939
Licensing Act 2003
Local Government (Miscellaneous Provisions) Act 1976
Local Government (Miscellaneous Provisions) Act 1982
Safety of Sports Grounds Act 1975
Scrap Metal Dealers Act 2013
Town Police Clauses Act 1847
Town Police Clauses Act 1889
Wildlife and Countryside Act 1981
Zoo Licensing Act 1981

PART A – CONDUCT OF BUSINESS BY LICENSING COMMITTEE AND SUB-COMMITTEES

All references to committee in this annex shall be taken to infer a reference to the associated subcommittees.

1. General Conduct

- 1.1 All hearings of the Licensing Committee under the Licensing Act 2003, are to be held in accordance with the Personal Licences, Hearings, Premises Licences and Club Premises Certificates, and Licensing Register Regulations, made under the Licensing Act 2003.
- 1.2 The Council's Constitution shall regulate the conduct of and debate at meetings.
- 1.3 In the case of hearings under the Licensing Act 2003, the Committee shall only consider those matters relevant to the licensing objectives as set out in the Licensing Act 2003 and the statement of licensing policy adopted by the Council.

2. Declarations of Interest

- 2.1 Members of the Committee are subject to the Council's Code of Conduct.

3. Participation in the Hearing

- 3.1 Debate shall be restricted to members of the Licensing Committee. Where a local ward member, not being a member of the Committee, wishes to participate in the hearing, they may do so only with the permission of the Chairman and their participation shall be subject to the same rules as are applied to any other witnesses to the application.
- 3.2 In hearings other than those under the Licensing Act 2003, where a ward member is a member of the Committee, and wishes to object to the application, the member shall give 14 days' notice of their intention, and shall play no part in the decision-making process of the Committee. In hearings under the Licensing Act 2003, those named as responsible authorities and interested parties in the Act may only make representations within the time limits set out in the relevant statutory provisions.
- 3.3 All persons participating in the hearing shall be made aware of the limitations or scope of statements that will be acceptable and, in particular, that statements should be factual or a fair statement on a matter of public interest.
- 3.4 In the case of any hearing pursuant to the summary review procedure under the Violent Crime Reduction Act 2006, the membership of any Subcommittee adjudicating on such a review shall comprise any three members drawn from the Licensing Committee subject to the proviso that no member should serve more than one hearing.

4. Attendance of the Public

- 4.1 The Council's Constitution and relevant statutory provisions relating to the admission or exclusion of the public shall apply to all meetings of the Licensing Committee.

5. Natural Justice

- 5.1 There are two elements to natural justice:

(a) Fairness

- (i) All persons affected by the decision or in the case of matters associated with the Licensing Act 2003, those named as responsible authorities and interested parties in the Act, will be allowed a hearing before a decision is made.
- (ii) Only objectors who can show clearly that they are affected by a decision shall be afforded the right to be heard or, in the case of hearings under the Licensing Act 2003, only those named in the Act as responsible authorities or interested parties.
- (iii) All information shall be made available, where possible in advance, to the applicant and the Committee.
- (iv) All members of the Committee shall be present throughout the hearing of a particular application. Where a member arrives late or leaves during a hearing of a particular application, that member shall play no part in the decision-making process. Where an application is adjourned it shall be continued by the same members only, and no others.
- (v) The Committee shall have discretion in respect of 'late' objections. Such objections shall be clearly marked on the agenda as such and the Committee shall decide on their acceptability. The applicant shall be advised of any late objections. In the case of representations made in relation to the Licensing Act 2003 applications, these shall only be accepted in accordance with the relevant statutory provisions.

(b) Prevention of Bias

- (i) The rules on the declarations of interest shall be firmly applied.
- (ii) If the Committee moves into private session to consider its decision, it shall be accompanied only by its advising officers, none of whom shall have taken a substantive part in the hearing, and shall play no substantive part in the decision-making process.

6. General Procedures for Hearings

- 6.1 The following procedural requirements shall be followed at all times:

- (a) There shall be no recommendation from officers on the agenda;
- (b) The Committee shall be supplied with copies of all relevant documentation and the process and order of procedure shall be as follows:

- (i) The Chairman will open the meeting and introduce persons as appropriate asking applicants and representatives to identify themselves.
- (ii) The Chairman will outline the procedure to be followed.
- (iii) The Lead Officer will outline the matter in hand.
- (iv) The applicant or representative will present his/her case, with or without witnesses, and be questioned by members or any objectors/persons making representations present.
- (v) Any objectors/persons making representations may then present their objections/representation, with or without witnesses, and be questioned by members or the applicant/s or their representative.
- (vi) The objectors/persons making representations may make a final statement (without introducing new issues).
- (vii) Finally, the applicant has the right to make a final statement (without introducing new issues).
- (viii) All evidence/disclosures are to be made in the presence of all persons, unless someone voluntarily excuses themselves from the proceedings.
- (ix) Committee members shall restrict themselves to questions and not discussion or comment.
- (x) The applicant, objectors/persons making representations shall be allowed to ask officers questions of a technical/factual nature at any time during the proceedings.
- (xi) An adjournment should be granted where to do otherwise would deny a fair hearing.
- (xii) The Committee may resolve to decide upon the application in private session, however, if it becomes necessary to recall anyone for additional information, everyone shall be invited to return to the Hearing.
- (xiii) The decision shall be given in the presence of all parties that wish to be present and confirmed in writing as soon as possible thereafter. If legal advice is given to members this advice will be repeated in summary form.

Report to the Licensing Sub-Committee

Date of meeting: 2nd April 2024

Subject: Licensing Act 2003 – Application for a Premises Licence for Chickaros Chicken Chigwell, 783 Chigwell Road, Woodford Green, Chigwell, IG8 8AU.



**Epping Forest
District Council**

Responsible Officer: Peter Jones, Licensing Compliance Officer 01992 564616

Democratic Services Officer:

Decisions Required:

- (1) To consider an application for a Premises Licence under the Licensing Act 2003**

Report:

Application

An application has been made by Stewart Gibson of SG Licensing on behalf of Nifras Makeen of 1 Green Foods Ltd for a new premises licence at 783 Chigwell Road, Woodford Green, Chigwell, IG8 8AU (*This address previously traded as Casa Pipino*).

1. The application is for:
Late Night Refreshment to take place Both Indoors and Outdoors.
Monday to Sunday 23:00 – 03:00.

The application specifies Opening Hours to The Public as:
Monday to Sunday 06:00 – 01:00.

A home delivery only service will operate 01:00 – 03:00.

2. The application was received on 6th February 2024.
3. The Operating Schedule sets out conditions which will be attached to the licence if this application is granted.
4. When considering an application for a licence the licensing authority must have regard to steps that are appropriate to promote of the licensing objectives. These are—
 - (a) the prevention of crime and disorder,
 - (b) public safety,
 - (c) the prevention of public nuisance, and
 - (d) the protection of children from harm.
5. It must also have regard to its Statement of Licensing Policy and any guidance issued by the Secretary of State.

Consultation

6. All Responsible Authorities have received a copy of the application, it was also advertised at the premises and in a local newspaper. A copy of the Blue Notice and Newspaper advert is attached to this report.
7. The authority has received fifty (50) valid representations in total. These are from EFDC Community Resilience, EFDC Planning, Essex Police, Chigwell Parish Council, and forty-seven (47) from local residents/businesses.
8. The objections relate to all four (4) of the licensing objectives and are attached to this report.

Guidance Issued by the Secretary of State

9. The Licensing Act 2003 provides that the licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182.
10. Sections 2.15 to 2.21 of the Guidance are relevant to this application.

Options

In determining this application, the Sub-Committee may take any of the following steps as it considers necessary for the promotion of the licensing objectives, namely:

- (a) to grant the licence as applied for subject to:
 - the conditions mentioned in the Operating Schedule modified as the Sub-committee considers necessary for the promotion of the licensing objectives, and
 - the mandatory conditions specified in the Licensing Act 2003, or
- (b) to exclude from the scope of the licence any licensable activities to which the application relates, or
- (c) reject the application.

Determination

The Sub-committee is asked to determine the application having regard to

- (a) the content of this report and representations
- (b) any additional information obtained from the hearing,
- (c) the Council's statement of licensing policy,
- (d) Guidance issued by the Secretary of State, and
- (e) the steps appropriate to promote the licensing objectives.

Appeal

If any party is aggrieved with the decision, they can appeal to Magistrates court. The appeal period is 21 days from notification of the decision.

Background Papers Used in Preparing This Report:

- The Licensing Act 2003.
<http://www.legislation.gov.uk/ukpga/2003/17/contents?view=plain>
- The Secretary of State's Guidance issued under Section 182 Licensing Act 2003.
- Epping Forest District Council's statement of licensing policy.
<http://www.eppingforestdc.gov.uk>

Attached Documents

- Application for a Premises Licence.
- Plan of the premises.
- Location Map
- Newspaper advert and Public Notice.
- Copies of the representations and responses.
- Copy of Applicant Statement.

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?

Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Your Address

Address official correspondence should be sent to.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Continued from previous page...

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name	<input type="text" value="Chickaros Chicken Chigwell"/>
Street	<input type="text" value="783 Chigwell Road"/>
District	<input type="text"/>
City or town	<input type="text" value="Chigwell"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="IG8 8AU"/>
Country	<input type="text" value="United Kingdom"/>

Further Details

Telephone number	<input type="text" value="02085086888"/>
Non-domestic rateable value of premises (£)	<input type="text" value="0"/>

Section 3 of 21**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

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

Section 4 of 21**NON INDIVIDUAL APPLICANTS**

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? / /

dd mm yyyy

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

dd mm yyyy

Provide a general description of 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.

The premises is to trade as a takeaway/ sit down restaurant. The premises will be open to the public until 01:00, with home delivery only to carry on until 03:00 Monday to Sunday.

Continued from previous page...

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

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Continued from previous page...

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

The sale of hot food, in store , (provision for seating),and takeaway up until 01:00 hours. Then home delivery only until 03:00am. The premises will be closed to the general public from 01:00.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

n/a

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
 As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Continued from previous page...

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

n/a

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

N/A

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

The premises will continue to offer a home delivery service only from 01:00 to 03:00 Monday to Sunday.

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LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

The premises will operate to a high standard, all staff will be fully trained in their responsibilities with regard to conflict management, and will be retrained every six months, with recorded training records kept for inspection.

Members of the public shall not be allowed on the premises after 01:00 hours

After 01:00 the licence and premises are to fulfil internet generated sales for delivery and no direct sales shall take place to the general public from the site after 01:00

An outside seating area will be used for customers up until 23:00 hours.

b) The prevention of crime and disorder

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:

- a) all crimes reported to the venue
- b) all ejections of patrons
- c) any complaints received concerning crime and disorder
- d) any incidents of disorder
- e) all seizures of drugs or offensive weapons
- f) any faults in the CCTV system, searching equipment or scanning equipment
- g) any visit by a relevant authority or emergency service.

2. All staff members should be checked to ensure they have the right to work in the UK. These checks should be made available upon requests to all responsible authorities. All associated 'entitlement to work' documents:

- a) must be logged and kept on the premises for the duration of the employment; and
- b) must be retained for a minimum of 12 months after employment has ceased.

4. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points must be covered enabling frontal identification of every person entering in a light condition. The CCTV system shall continually record whilst the premises are open. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer of the Council.

6. A staff member from the premises who is conversant with the operation of the CCTV system shall be in the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of

Continued from previous page...

recent CCTV images or data with the absolute minimum of delay when requested and within a maximum of 24 hours of the initial request.

7. Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk/USB Stick for the Police or authorised officers of the Local Authority or UK Border Agency without difficulty, delay or charge.

8. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.

9. Notices shall be prominently displayed within the premises stating that CCTV is in operation.

Orders will only be despatched to bona fide addresses. No deliveries will be made to an open space.

c) Public safety

Staff will be trained to be alert to any potential danger to customers and react accordingly. If they are unable to quickly defuse the situation without risk to customer or staff, then they are instructed to call the police. All relevant fire procedures are in place for a premise of this size.

d) The prevention of public nuisance

Deliveries will be made by staff directly employed by the licensee only. No agency staff or any external delivery service will be used for the delivery of food at any time.

Noise nuisance will be kept to a minimum, with all deliveries leaving from the back door.

The use of the outside seating area is to cease at 23:00 hours.

e) The protection of children from harm

There are no issues relating to the protection of children from harm from this application.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

100.00

DECLARATION

Continued from previous page...

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK . The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text" value="Stewart Gibson"/>
* Capacity	<input type="text" value="Licence Agent"/>
* Date	<input type="text" value="06"/> / <input type="text" value="02"/> / <input type="text" value="2024"/> dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/epping-forest/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

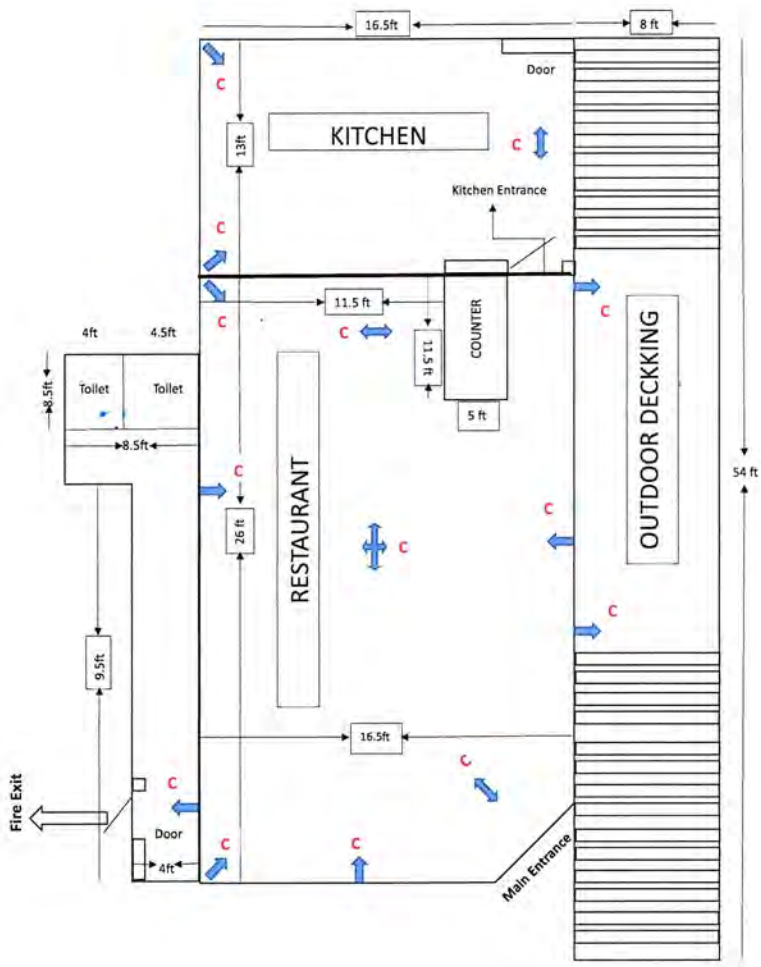
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY

Applicant reference number	<input type="text" value="sgl:202414"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)

CHICKAROS CHICKEN CHIGWELL





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Date: 15/03/2024

Scale: 1:1,250

Name: arcgis

Chickaros Chicken Chigwell



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ALCOHOL & Licensing

Licensing Act 2003
 Notice of Application for a New Premises Licence

We I Green Foods Ltd hereby give notice that an application was made to Epping Forest District Council on the 6th February 2024 for the Grant of a New Premises Licence to operate a premises at: Chickaros Chicken Chigwell, 783 Chigwell Road, Chigwell, IG8 8AU from which the following licensable activities are proposed. Late Night Refreshment, by way of on sales consumption and off sales consumption, including home delivery from 23:00 hours until 03:00 hours Monday to Sunday.

Details of the application may be inspected, free of charge, at Epping Forest District Council Civic Offices 323 High Street Epping CM16 4BZ or online at www.eppingforestdc.gov.uk. Any interested party or Responsible Authority may make representations to the Licensing Section in writing within 28 Consecutive Days of the day of application was made as detailed above. The last day for representations being the 05/03/2024.

It is an offence to knowingly or recklessly make a false statement in connection with an application and a person may be liable on summary conviction of an unlimited fine. 06/02/2024







COMMENTS OF THE CHIGWELL PARISH PLANNING COMMITTEE

Planning Committee meeting of 22 February 2024

The minutes to be confirmed at the Planning Committee
meeting of 14 March 2024

MINUTE REF: PL425/23 - Application for Premises Licence - Chickaros Chicken Chigwell, 783 Chigwell Road, Chigwell, IG8 8AU

Chigwell Parish Council Comment:

It was **NOTED** that the premises currently have Class E usage (Restaurant) and a planning application for change of use to sui-generis (Takeaway) is required. This has yet to come before the Council. It is considered this type of development has significant adverse health implications.

The Council **STRONGLY OBJECTS** to this application on the following grounds:

Public Nuisance - the application site is in a residential area and the proposed opening hours from 6am-1am and delivery hours up to 3.00am will severely impact on the amenity of the local area to an unacceptable level.

The outdoor seating area will be available until 11.00pm but the applicant has failed to show any mitigation of noise and the subsequent loss of amenity and nuisance for neighbours that this will cause

The application fails to demonstrate how cooking smells will be dealt with to ensure adjacent properties are not adversely impacted

Crime and Disorder, Poses Harm to Children - The application site is 250m from West Hatch School and 300m from St John's SEN School - if it was 100m down the road in the London Borough of Redbridge it would not be permitted under restrictions for London boroughs due to the proximity to these schools. Hot food takeaways within easy walking distance of schools can provide an attractive and affordable food option for pupils. Research has indicated that children attending schools near fast food outlets are more likely to be obese than those whose schools are more inaccessible to such outlets. Researchers have found that schools have more fast food outlets in close vicinity than would be expected by chance and that banning any new fast food outlets opening within 400m of schools could help reduce children's exposure to fast food

The granting of this license will impact on their ability to choose healthy food and the school age children are particularly vulnerable and/or affected. This would be contrary to the requirements of government policy

A Parliamentary investigation has found that criminal “chicken shop gangs” are recruiting children to deal drugs with the offer of free food.

Findings from the Youth Select Committee suggested that “Chicken shop gangs” are often older men who groom children with the promise of free food, gifts or money in exchange for favours. While these ‘favours’ might not include carrying a knife, children’s charities have warned that they do draw young people into a ‘criminal lifestyle’. These same gangs have also been linked to the county lines network, where vulnerable young people are groomed into carrying drugs into and out of London.

This so-called “chicken shop grooming” has been around since 2008, according to Natasha Chopra, programme manager of The Children’s Society. However, the recent report highlighted how street gangs are increasingly preying on school children who visit these fast food outlets. The report also highlighted how gangs are preying on school age children who visit

Allowing a chicken shop to open in close proximity to vulnerable young adults and schools will increase the risk of crime and disorder

As such, allowing this license will adversely impact on the safety of children and carries an unacceptable risk of an increase in crime and disorder

Public Safety - The proposal does not detail how deliveries will be carried to safely up to 3.00am. Chigwell is part of ECC PNL and the street lights in the area switch off at 1.00am. The hazards presented to drivers and residents are unacceptable.

The application site is adjacent to a sheltered living accommodation for young adults, including those with learning disabilities and behavioural issues. The Council consider locating a retailer of this nature on this site would create a potential health and safety risk to those residents. It may impact on their ability to choose healthy food and the residents in supported living accommodation may be particularly vulnerable and/or affected. This would be contrary to the requirements of national and local policy which requires EFDC to promote safe and healthy communities and to encourage healthy lifestyles for all.



To: **David King**
Licensing
From: **Graham Courtney**
Planning
Date: **01 March 2024**

Epping Forest District Council

Re: License application - 783 Chigwell Road, Chigwell, IG8 8AU

Dear David,

Further to the application for the grant of a premises licence under the Licensing Act 2003 in respect of 783 Chigwell Road, Chigwell, IG8 8AU.

Whilst the License application relates solely to the proposed late night operating hours (23:00-03:00), the premises was granted planning permission to operate as a restaurant in 2009 (decision notice attached) and is subject to the following condition, intended to protect the amenity of adjoining occupiers:

- The restaurant hereby permitted shall not be open to the public outside the hours of 09:00 to 22:00 Monday to Saturdays and 12:00 midday to 18:00 on Sundays.

Therefore, if the premises intends to extend its opening hours then planning consent will be required to vary the above planning condition.

In addition, the current planning consent is for the site to operate as a restaurant only. Based on the information provided, it appears that a material change of use may be proposed to introduce a hot food takeaway. Therefore, a planning application would also be required for the material change of use before the premises can be used as a hot food takeaway.

The Council's Planning Enforcement team have written to the occupier of the premises and advised him accordingly. If a planning application were to be submitted, a planning assessment will be undertaken based on the current planning policies and relevant legislation.

Whilst I would not seek to predetermine any subsequent application for the change of use and removal of restrictions in terms of the opening hours, it should be noted that on 06 June 1994 a previous application for the change of use to a takeaway hot food shop was refused on the following grounds:

1. *The proposed use, particularly as a result of late night noise and activity, is likely to be detrimental to the amenity of the occupiers of nearby residential properties.*
2. *The proposed use is likely to result in customers' vehicles being parked in the vicinity of the application site. The applicant has failed to demonstrate that suitable provision can be made for the parking of such vehicles within the application site as the parking layout provided in support of the proposal would be likely to result in parked*

vehicles overhanging the pavement and vehicles reversing onto the highway at an angle with consequent increased risk of collision.

A copy of that decision notice has also been attached for your information.

In summary, the Licensing Authority and the applicant are advised that relevant planning permission would need to be obtained before the use as a hot food takeaway commences, irrespective of the operating hours and whether or not a premises licence is in place. Failure to do so may be considered an offence under planning legislation and could result in enforcement action being taken.

Yours Sincerely

[Redacted signature]

Graham Courtney
Development Management - Service Manager

[Redacted contact information]

Our Ref: PL/EPF/1433/09

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning General Development Orders
PLANNING DECISION NOTICE



Directorate of Planning & Economic Development
Civic Offices,
323 High Street,
Epping,
Essex CM16 4BZ

An electronic version of this decision notice is available on our website:
www.eppingforestdc.gov.uk/iplan

To: Mr [REDACTED] Russo
[REDACTED] Turpins Lane
Woodford Bridge
Essex
[REDACTED]

Proposal: Variation for condition 2 on EPF/0470/96 to allow opening on Sunday.

Location: 2 Smeaton Road, Chigwell, Essex , IG8 8BD

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **GRANT PERMISSION** for the development described above, subject to compliance with the conditions listed below.

Signed

[REDACTED]

John De Wilton Preston, Director of Planning and Economic Development

Date: 06 October 2009

Conditions:

1. The restaurant hereby permitted shall not be open to customers outside the hours of 09:00 to 22:00 Mondays to Saturdays and 12:00 midday to 18:00pm on Sundays.

Reason: In the interests of protecting the amenities of adjoining occupiers.

2. The restaurant shall not be used except at times when a mechanical fume extraction system is in operation (including noise attenuation measures).

Reason: To safeguard the amenities of local residents.

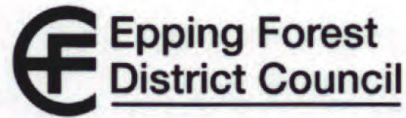
Informatives:

This decision is made with reference to plan numbers: 1228/1

Reason for granting permission: The proposal generally accords with the relevant policies and there were no other relevant considerations to determine otherwise.

Our Ref: PL/EPF/1433/09

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning General Development Orders
PLANNING DECISION NOTICE**



The following policies from the Development Plan (Epping Forest District Local Plan 1998 and Alterations 2006, and East of England Plan 2008) were relied upon in this decision:

Policies

1	LP98 - DBE09 - Loss of Amenity	Local Plan 1998 Policy - DBE09 - Loss of Amenity
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Notes:-

- a. **This permission is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.** Any departure from the approved plans, including any required to comply with Building Regulations, must be notified to the Planning Officer.
- b. Applicants must satisfy themselves that **all further consents** have been obtained including, where appropriate, those regarding listed buildings, advertisements, site licences for caravans, vehicular accesses to the highway, Environmental Health legislation, and Public Rights-of-Way.
- c. Applications relating to **Council-owned or former Council-owned dwellings** must meet the requirements of covenants of their lease or deeds by obtaining consent for any works from the Housing Directorate.
- d. Attention is drawn to the nationally agreed code re: **hours of construction work**.
- e. The Council encourages all developers to follow the principles of **Sustainable Drainage Systems (SuDS)** in designing facilities for the handling of rainwater run-off. Furthermore, if storm drainage discharges to an existing ditch or watercourse, then Land Drainage Consent is required from the Council under its byelaws.
- f. Applicants are advised **not to store building materials** on the highway nor to damage highway verges and, if any damage occurs, the Council will require verges to be restored.

NOTES RELATING TO PLANNING APPLICATIONS TOWN AND COUNTRY PLANNING ACT 1990

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment, in accordance with Section 78 of the Town and Country Planning Act 1990, within 6 months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372, or online at the following website: www.planningportal.gov.uk/pes) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. There is no time limit for appealing against a decision relating to a Certificate of Lawful Use or Development.
2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Our Ref: PL/EPF/1433/09

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning General Development Orders
PLANNING DECISION NOTICE

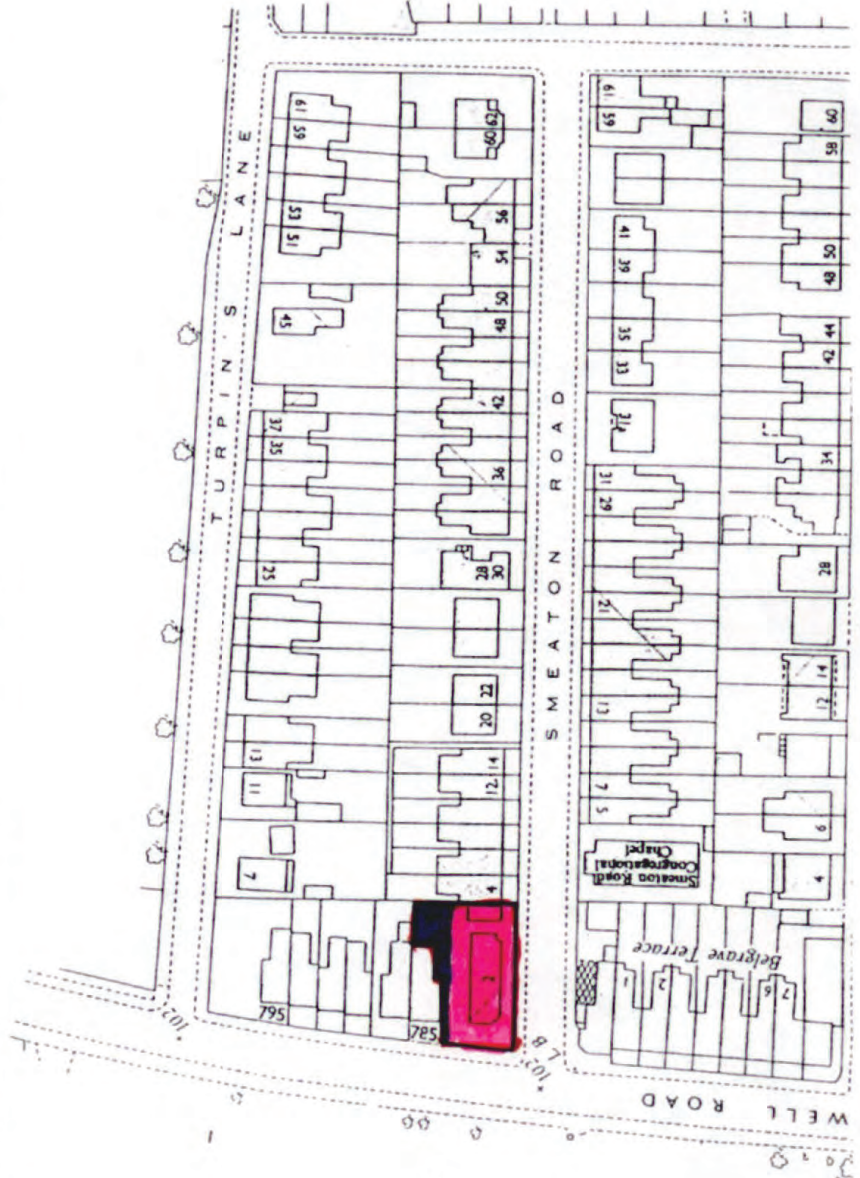


3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

EPF/1433/2009

EPDC PLANNING DIRECTORATE
12 AUG 2009
RECEIVED AND SCANNED

H.M. LAND REGISTRY		TITLE NUMBER	
TQ4292		EX505210	
ORDNANCE SURVEY PLAN REFERENCE	SECTION D	Scale 1/1250	
COUNTY ESSEX	DISTRICT EPPING FOREST	© Crown copyright 1982	



EPPING FOREST DISTRICT COUNCIL
PLANNING SERVICES
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EPPING FOREST DISTRICT COUNCIL
(Planning Department, 323, High Street, Epping, Essex)
TOWN AND COUNTRY PLANNING ACT, 1990

Town and Country Planning General Development Orders

EPF/244/94

To: C. Hong Yan Fong
Glenwood Gardens
Gants Hill
Ilford
Essex

For: C. Hong Yan Fong

Proposed Development

Site of Development

Change of use to takeaway hot
food shop.

2 Smeaton Road
Chigwell

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to REFUSE PERMISSION for the above development, for the reasons listed below.

Signed

6th June 1994

Reasons :-

(Duly Authorised Officer)

1. The proposed use, particularly as a result of late night noise and activity, is likely to be detrimental to the amenity of the occupiers of nearby residential properties.
2. The proposed use is likely to result in customers vehicles being parked in the vicinity of the application site. The applicant has failed to demonstrate that suitable provision can be made for the parking of such vehicles within the application site as the parking layout provided in support of the proposal would be likely to result in parked vehicles overhanging the pavement and vehicles reversing onto the highway at an angle with consequent increased risk of collision.

**NOTES RELATING TO PLANNING APPLICATIONS
TOWN AND COUNTRY PLANNING ACT 1990**

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could have not been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

**NOTES RELATING TO ADVERTISEMENTS
TOWN AND COUNTRY PLANNING (Control of Advertisements) REGULATIONS 1989**

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the display of advertisements or to grant consent subject to conditions, he may by notice served within 8 weeks of the receipt of this notice or such longer period as the Secretary of State may at any time allow, appeal to the Secretary of State for the Environment (Tollgate House, Houlton Street, Bristol BS2 9DJ) in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1989. The Secretary of State is not however, required to entertain such an appeal if it appears to him that consent for the display of the advertisements in respect of which application was made could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of the said Regulations.

(2) Unless a shorter period is specified on the consent overleaf, then by virtue of Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1989 the CONSENT hereby granted shall have effect as consent for five years, from the date of issue.

(3) Except when it is otherwise directed by the Local Planning Authority when granting consent, or where renewal of consent is applied for and refused, advertisements displayed with express consent granted under the Town and Country Planning (Control of Advertisements) Regulation 1989, may, on the expiry of the term thereof, continue to be displayed, subject to the power of the local planning authority to require the discontinuance of the display under Regulation 8.

(4) The standard conditions specified in Schedule 1 to the Town and Country Planning (Control of Advertisements) Regulations 1989, are as follows:

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

To: Licensing Section
From: Nicki Glasscock
Environmental Enforcement Officer
Date: 04 March 2024
Your ref:
Our ref: WK/202405850



Epping Forest District Council

Licensing Act 2003 Chickaros Chicken Chigwell, 783 Chigwell Road, Chigwell, Essex, IG8 8AU

I refer to an application for New Premises Licence made under the Licensing Act 2003 regarding the above-mentioned premises which seeks Late Night Refreshment from 23:00pm to 03:00am with the premises open to the public from 06:00am to 01:00am. This application has been considered under the Licensing Objection Prevention of Public Nuisance.

Whilst there has previously been a licence in force at this premises, the licence which was in place for many years was for Licensable Activities to cease and the premises to close by 22:00pm.

This premises is surrounded by residential properties in the immediate vicinity, and we have no doubt that the licence as applied for will cause considerable disruption and potentially impact sleep.

It is stated that the premises will be open to the public until 01:00am 7 days a week. Whilst it is accepted that the outside area will be closed from 23:00pm there is still the potential for people to gather in groups and loiter outside of the premises even after the outside area is closed. This will result in increased noise from the public at times when there is naturally less background noise when residents will be far more sensitive to noise.

The application states that between 01:00am and 03:00am it will be via delivery only and state that deliveries will be from the rear of the premises. Whilst the premises will not be open to the public during this time noise will still be generated in the form of delivery vehicles coming and going and also employees entering and exiting the premises. The potential for this noise to continue until 03:00am and the fact the premises wishes to be open from 06:00am will mean that on any given day residents in the immediate vicinity will likely only have approximately 3 hours where they may not be impacted by noise from this premises.

With the hours applied for we have concern that noise levels generated from both customers and also vehicular activities will cause a nuisance to nearby noise sensitive premises and we therefore object to the application being granted under the objective prevention of public nuisance.

If you wish to discuss any of my comments, please contact me on [REDACTED]

Nicki Glasscock
Environmental Enforcement Officer



Licensing Authority
Epping Forest District Council
Civic Offices
323 High Street
Epping
CM16 4BZ

5th March 2024

ESSEX POLICE REPRESENTATION TO APPLICATION FOR A PREMISES LICENCE (LICENSING ACT 2003)

I write in relation to an application received by Essex Police on 8th February 2024 regarding a premises to be known as Chickaros Chicken Chigwell located at 783 Chigwell Road, Chigwell, Essex, IG8 8AU.

On behalf of the Chief Officer of Police for the county of Essex and the non-metropolitan districts of Southend-on-Sea and Thurrock I wish to make the following representation regarding this application on the grounds that, the application in its current form, is likely to undermine the licensing objective of public nuisance.

The reasons for believing this to be the case are that the immediate area is residential and persons attending the premises will have to walk through these residential parts in order to access the premises. In the late/early hours this is likely to cause a public nuisance to those residents with the increased footfall and customers loitering outside of the premises. The premises is also requesting to carry out take-away food until 03:00am. Essex police feel that the noise from take-away drivers with their vehicles, waiting outside for deliveries and talking will also create a public nuisance to the residents that live in the immediate vicinity until past 3am.

Hope and Glory Public House v City of Westminster Magistrates' Court and Others
R (on application of Hope and Glory Public House Ltd) v City of Westminster Magistrates' Court and Others (2011) EWCA Civ 312

Lord Justice Toulson said:

Licensing decisions often involve weighing a variety of competing considerations: the demand for licensed establishments, the economic benefit to the proprietor and to the locality by drawing in visitors and stimulating the demand, the effect on law and order, the impact on the lives of those who live and work in the vicinity, and so on. Sometimes a licensing decision may involve narrower questions, such as whether noise, noxious smells or litter coming from premises amount to a public nuisance.

Although such questions are in a sense questions of fact, they are not questions of the 'heads or tails' variety. They involve an evaluation of what is to be regarded as reasonably acceptable in the particular location. In any case, deciding what (if any) conditions should be

attached to a licence as necessary and proportionate to the promotion of the statutory licensing objectives is essentially a matter of judgment rather than a matter of pure fact.

In short; our concerns are as follows:

Availability of late night refreshment to the times sought will likely attract people to the area and the traffic flow from the take-away drivers until 3am will increase the risk of Public Nuisance.

Essex Police feel that the times on the application should be amended to:

Late night refreshment Monday-Sunday until 00:30.

Essex Police further feel that the following conditions offered by the applicant be amended;

- *The premises will be closed to the general public from 01:00.*
- *An outside seating area will be used for customers up until 23:00 hours.*

Both to amended to:

- *The premises will be closed to the general public from 23:00.*
- *The outside seating area will be used for customers up until 22:00 hours.*

A copy of this objection notice has been served upon the premises user (or agent making application), the local Environmental Health Department and the relevant licensing authority.

On receipt of this notice the licensing authority will issue a 'Counter Notice' and provide further information on related procedures.

Yours faithfully,

Kelsey Dott
Essex Police Licensing Officer

Peter Jones

From: Navasha Nisbett [REDACTED]
Sent: 13 February 2024 10:15
To: Licensing
Subject: 783 Chigwell rd chicken shop objection

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

We are objecting this Chicken shop,

1. The licensing times is far too late for a very quiet residential road.
2. parking is atrocious on Smeaton Road and dangerous at the same time of blocking of parked cars on the corners or even delivery vehicles.
3. It is very close to the secondary school, unhealthy foods for the youngsters the kids from the school will be hanging around the street corners , also attract wrong types of crowds.
4. Meeting area for local drug dealers which is a severe worry amongst the teens.
5. Street lighting in the street is very poor as it is, we do not need people coming out and being loud and obnoxious.
6. The litter waste in the area is atrocious as it is with the current metro shop that is already there.

Further more this will just bring down the area and do not want want any unwanted trouble , drug dealing, as for the delivery drivers that will be noisy till 3am is beyond acceptable.

Ms Nisbett & Mr Morales

[REDACTED] Smeaton Road
Woodford Green
Essex [REDACTED]

Sent from my iPad

Peter Jones

From: App Comment
Sent: 14 February 2024 08:35
To: Licensing
Subject: FW: objection 783 Chigwell Road

Importance: High

Hi is this comment for you, can't see a planning application.

Theresa

From: Contact Planning <contactplanning@eppingforestdc.gov.uk>
Sent: Tuesday, February 13, 2024 12:19 PM
To: App Comment <AppComment@eppingforestdc.gov.uk>
Subject: FW: objection 783 Chigwell Road
Importance: High

From: Russell Geraghty [REDACTED]
Sent: Tuesday, February 13, 2024 12:18 PM
To: Contact Planning <contactplanning@eppingforestdc.gov.uk>
Subject: objection 783 Chigwell Road
Importance: High

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Planning team,

As a local resident of Forest Avenue Chigwell situated close to 783 Chigwell road where plans are in place to open a fried chicken shop.

I would like to state objections. This is the first time I have made a planning objection so please inform me if I am doing this correctly.

Grounds for objection.

- There is insufficient parking at this location, currently when cars park outside the convenience store it obstructs the highway and I have witnessed a number of accidents in this location.
- Having a fried Chicken shop so close to a senior school (West Hatch) in my opinion promotes anti social behavior. Such as littering, Criminal Damage, Noise Pollution.
- Health concerns – I strongly believe that children in this generation (I have two sons 8 years and 11 years of age) should be offered a balanced diet and a diet that is not of convenience, fast food, especially fried chicken and chips does not promote a healthy lifestyle.
- The smell of chicken shops is not pleasant.
- There are enough fast food take away shops a short walk along the road in woodford bridge where there is ample parking, sufficient street lighting and in a more controlled slower moving highway that presents less risk to local residents.
- Noise concerns, I constantly hear the raw of mopeds along the high road late at night, this will only get worse if the permission is granted. Delivery drivers until 3am is again, anti social.

Peter Jones

From: George Mina [REDACTED]
Sent: 13 February 2024 14:11
To: Licensing
Subject: Objection to license for 783 Chigwell Road, Chigwell IG8 8AU

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr. Jones,

We object to the granting of the license on the basis of prevention of public nuisance.

Smeaton Road is a quiet residential one and this license threatens our quality of life.

Yours sincerely,

George and Susan Mina

[REDACTED] Smeaton Road

Woodford Green

Essex

[REDACTED]

Peter Jones

From: Ian Blackman [REDACTED]
Sent: 14 February 2024 22:06
To: Licensing
Subject: Re Chickaros Chicken Chigwell, 783 Chigwell Road - FAO Peter Jones, Licencing Officer

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jones,

I am writing to formally object to the application for a late-night license for the address 783 Chigwell Road, Chigwell IG8 8AU.

As a concerned resident and community member in the vicinity, I believe that granting such a license will have detrimental effects on the neighbourhood for the following reasons:

- 1. Noise Disturbance:** This property sits on the corner of Chigwell High Road and Smeaton Road, which is 99.9% a residential area. If this shop were on a high street, I may understand granting the application, but it isn't, it's in a very quiet location in a residential area. Extended hours will likely lead to substantially increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.
- 2. Public Safety Concerns:** A late-night cheap food establishment is likely to attract young teenagers to a quiet residential area, with the great prospect of rowdy behaviour, potential disturbances and even crime, posing great risk to the safety of the residents in this area. In addition, the road safety in the area will be hugely impacted by delivery drivers riding up and down the local streets, not only causing huge danger during the day to schoolchildren from the local schools, including West Hatch High School just along the road, but also for other local residents.
- 3. Impact on Local Environment:** The council already rarely clear the streets of litter, excessive packaging and chicken bones being discarded poorly by the customers of such an establishment will likely lead to substantial littering on the streets in the local area, inviting more foxes and rats to an area already impacted by such vermin. Not to mention the likelihood of public urination and other forms of environmental degradation in this quiet area, tarnishing the aesthetics and cleanliness of the area.
- 4. Negative Impact on Nearby Businesses:** Granting a late-night license may lead to unfair competition and economic strain on existing food businesses in the vicinity, particularly those unable to extend their operating hours.
- 5. Quality of Life:** Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night service. There are already plenty of Chicken shops in the Woodford and Barkingside area, which are located on High Streets. We do not need another one in the area, especially one in a residential area.

Considering these concerns, I urge you to reject granting a late-night license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision. Thank you for considering my objections.

Yours Sincerely

Ian Blackman
[REDACTED] St Marys Way
Chigwell
[REDACTED]

Peter Jones

From: Dave Hart [REDACTED]
Sent: 04 March 2024 11:11
To: Peter Jones
Cc: Licensing
Subject: Re: 783 chigwell road - licensing application

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Peter,

I have had some time to consider my representation and as such I would like to submit the revised below:

- The prevention of crime and disorder;

Chicken shops statistically attract customers who exhibit antisocial behaviour. In Romford on the 23rd Feb, there was a triple stabbing outside Popeyes which is a fried chicken and there are numerous other reports of violence at this type of outlet. The government launched its campaign to combat knife crime and it is clear that chicken shops are high flash points for such crimes:

<https://www.gov.uk/government/news/special-knifefree-chicken-boxes-launched-across-the-country>

I have also been made aware of the application submitted for the license details that staff employed by Chickaros are to undertake "conflict resolution training" and in the event that the situation cannot be de-escalated they are to call the police. I am not aware if this is a standard dialogue in applications for restaurants, however, it does seem clear that the applicant is aware that there may be an issue with anti-social behaviour from the very presence of this statement. It stands then by granting this license it is accepted there may be issues with crime and disorder.

Finally, on this point, the brand name Chikaros is trademarked by a company based in Birmingham (<https://chickaros.co.uk/>). To issue the licence to this applicant will be endorsing their actions and will show an acceptance of their misuse of the trademarked brand, which in itself is a crime.

- Public safety;

Should this go ahead the number of mopeds and bikes that will be coming to and from the shop will be a risk to both pedestrians and other road users and it will only be a matter of time before there is an accident.

- The prevention of public nuisance;

The level of noise and disruption to this area will be noticeable and will infringe on my personal space.

The applicant has stated that they will only use direct staff to deliver their food, However, they are showing as being available across all the major food delivery services, as far as can be seen these service providers have their delivery riders and as such will mean that on any given night riders unfamiliar with the area will be going up and down relatively small roads on noisy mopeds. How will appropriate licences and insurance be verified for the numerous riders. When riders are waiting for the next delivery as can be seen at other locations providing such services, high numbers of bikes congregate creating noise and disruption. In an area that is predominantly residential at the times proposed, the streets are silent. This licenece will cause a public nuisance to those directly adjacent to the site.

The applicant has stated that during the hours that deliveries will be available the rear exit will be used. The plans as submitted do not detail this rear exit and only show the layout of 783 Chigwell Road, however, the actual exit is via the door of 2 Smeaton Road as the two buildings are adjoined. Should you inspect the correct plan layout, it is clear that utilising the rear exit of 2 Smeaton Road will increase the noise and disruption that will affect 4 Smeaton Road.

additional rubbish, smells and noise from increased traffic will be created in this otherwise quiet residential neighborhood.

- The protection of children from harm.

Legislation is in place that a fast food outlet should not open within 400 meters of a school. Details of which can be found in the nice public health guidance document. Having this property selling fast food within the range of the school will contravene this legislation and may be deemed harmful to children's health.

Please take this as my final submission.

Regards,

David Hart
[REDACTED] Chigwell road,
Woodford green
[REDACTED]

Peter Jones

From: Herald-TD Adam [REDACTED]
Sent: 15 February 2024 13:04
To: Peter Jones
Cc: Licensing
Subject: Re: 783 Chigwell Road - Attn Peter Jones - Licensing Officer

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you for the clarification.

My name is Adam Armstrong and I live at [REDACTED] Turpins Lane, [REDACTED].

In light of your kind response I would again submit my previous comment that such hours as proposed will result in increased local noise. Such late deliveries and closing hours will result in noise above the acceptable after eleven PM. Many of us have children who need their sleep as do those of us who rise early for work. Such hours will encourage those leaving local pubs to attend, possibly in a drunken state.

Further to my point of increased loitering, in an area where muggings have occurred recently, it is entirely possible that such an establishment may attract those who stay out late, of whom, many would be likely to prey on those returning home at that time.

It has been recorded that heightened levels of crime occur near fast food outlets and, after 11pm this would undoubtedly become a meeting point for the local drug trade. We are all used to parked cars on our streets being 'visited' by other cars. This outlet would give them a perfect cover and their customers will flock to our streets.

After hours the local residents will have parked up resulting in reduced parking spaces. Given my proximity to the venue I know we will have people parking across our drive while they 'pop in' for a take-away. Would you be happy with running engines, slamming doors and potential loud voices when you are trying to sleep?

Most of our neighbours are very concerned about this proposal. Given, and I'm sure you are correct, we can't challenge the idea of such an establishment, I hope you'll accept that these proposed hours will lead to an increased risk in the neighbourhood at a time when criminals know police resources are stretched.

Please consider our concerns. I'm sure you will.

Yours sincerely,

Adam Armstrong

Sent from my iPhone

On 15 Feb 2024, at 11:55, Peter Jones <pjones@eppingforestdc.gov.uk> wrote:

Good morning,

Whilst I understand your concerns regarding the location of the shop, the number of existing fast food takeaway shops in the area etc. Under current legislation the premises does not require a premises licence to operate between the hours of 5am and 11pm, they only require the correct planning permission.

In this instance, as the business wishes to operate outside of these hours (between 11pm-3am) they need to apply for additional permission to do so under the Licensing Act 2003. This is the application that is currently being considered and any comments received should reflect this and the additional hours being applied for. Under the Licensing Act 2003, for a representation (objection) to be considered, it must relate to the likely effect the granting of the licence will have on one or more of the following key objectives:

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

If a representation does not relate to one of these objectives it will be deemed invalid and cannot be taken into consideration by the Council when determining this matter.

Whilst your representation in its current form is accepted (due to the noise nuisance reference past 11pm), a number of the concerns expressed within it cannot be taken into consideration as they relate to matters not directly associated with this application (childhood obesity, location, and number of existing premises etc.). In light of this information, should you wish to amend and resubmit your representation, please do so no later than 5th March 2024.

Kind regards

Mr Peter Jones MIOL, ABII
Licensing Officer
Licensing Team
Commercial and Regulatory Directorate
Tel. 01992 564166 (ext. 2416) or 01992 564721
Mob. 07851 384755 (only answered whilst on duty.)

-----Original Message-----

From: Herald-TD Adam [REDACTED]
Sent: Wednesday, February 14, 2024 6:17 PM
To: Licensing <Licensing@eppingforestdc.gov.uk>
Subject: 783 Chigwell Road - Attn Peter Jones - Licensing Officer

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jones,

I write regarding the subject line and the proposed fried chicken takeaway.

The former restaurant ran civil hours, ran a limited take away service and attracted a particular clientele.

I, like many of my neighbours, have grave concerns about the Fried Chicken alternative.

Specifically, such hours as proposed will result in increased local noise. Such late deliveries and closing hours will result in noise above the acceptable after eleven PM. Many of us have children

who need their sleep as do those of us who rise early for work. Such hours will encourage those leaving local pubs to attend, possibly in a drunken state.

What's more there will be a guaranteed increase in refuse in our area. Discarded bones will increase the danger of vermin and more foxes - already visible throughout the day. I have never seen any fast food restaurant without also seeing bags and boxes strewn in the streets. This is our home and we should be afforded the dignity of living without such rubbish around our houses.

There will be increased loitering, in an area where children have recently been mugged outside West Hatch school and nearby Brook Parade. This will enhance the likelihood, I'm afraid, of undesirables 'hanging around'.

Parking is a premium in our area. This will undoubtedly result in people parking across our drives while they 'pop in' for a take-away.

Finally, the smell of fried chicken is difficult to miss and our environment will change as a result of this.

Snakes Lane East - roughly a mile away - has a wide choice of take-away food and is already set up for a take-away customer base. Brook Parade, 3/4 of a mile away has pizza and a fish and chip shop - also set for the take-away customer. Our high street - Chigwell road - 1/2 a mile away has take-away shops. None of these affect local residents. This proposal would. I find it hard to believe there is a need for this, which would unsettle our neighbourhood.

I live in nearby Turpins Lane and hope you will consider our concerns here.

Many thanks for your time,

Adam Armstrong

Sent from my iPhone

Peter Jones

From: William Everitt [REDACTED]
Sent: 15 February 2024 13:12
To: Peter Jones
Subject: Re: Chicken shop chigwell BR/0157/97

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you Peter

I would like to object to the revised opening hours on the grounds of public nuisance of traffic noise and the attraction if people visiting the shop in the early hours of the morning with the noise and inconvenience this would bring to local residents

I would also like to object as I believe opening the chicken shop to 3am would increase crime in the area

This type of outlet opening at such a time would encourage youths to gather and increase the chances of youth crime on one another

Regards

W Everitt

[REDACTED] Highfield Rd
[REDACTED]

Sent from my iPhone

Peter Jones

From: Russ Peers [REDACTED]
Sent: 15 February 2024 13:40
To: Licensing
Subject: Objection to licence application WK/202405172

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

As a resident of Chigwell Road in Woodford Green I'm writing to object to the licence application WK/202405172 relating to premises at 783 Chigwell Road, IG8 8AU.

I was given this email address by a neighbour as there was not one on the licence application document on the Epping Forest Council website.

Firstly, as a resident of [REDACTED] Chigwell Road just 30m or so from the premises relating to the licence application I strongly object to the extension of the licence until 3am in a residential area. This will create additional noise and traffic with delivery riders and drivers collecting orders from the premises. In addition outdoor seating which can be used until 1am is totally unacceptable in a residential environment.

Secondly, the new owners of the premises already operate Chickaros, a chicken shop takeaway at 49 Chigwell Road in South Woodford, and I object to one opening so close to a school and in a residential area. Also, I believe fast food takeaways/chicken shops are not allowed within 400m of schools and this address falls within 400m of West Hatch High School.

Thirdly, there are no street lights after 1am in the area around the address and additional traffic between 1am and 3am poses a risk to public safety along with the additional noise nuisance this will cause.

There will also be an increase in litter in the area if a takeaway chicken shop is allowed to open on these premises.

I look forward to hearing from you.

Many thanks
Russell Peers

Peter Jones

From: Adrian Adams [REDACTED]
Sent: 15 February 2024 13:46
To: Licensing
Subject: Chicken shop objection Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above . As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.

b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering

c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services

2. The prevention of crime and disorder

a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons

3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children

4. The protection of children from harm

a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

KR

Adrian Adams

■ Turpins Lane

Peter Jones

From: Sara Dacosta-Fraser [REDACTED]
Sent: 15 February 2024 13:55
To: Licensing
Subject: 783 Chigwell Rd

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above. As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.

b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering

c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services

2. The prevention of crime and disorder

a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons

3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children

4. The protection of children from harm

a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

Sara DaCosta- Fraser
[REDACTED] Brunel Rd



Peter Jones

From: Dave Reeves [REDACTED]
Sent: 15 February 2024 14:04
To: Licensing
Subject: 783 CHIGWELL RD

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above. As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.

b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering

c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services

2. The prevention of crime and disorder

a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons

3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children

4. The protection of children from harm

a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

David Reeves

[REDACTED] Brunel Road
Woodford



From: Karen Adams [REDACTED]
Sent: 15 February 2024 19:15
To: Licensing
Subject: Chicken shop objection Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above . As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours. This is a residential area.

b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering

c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services

2. The prevention of crime and disorder

a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons

3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children

4. The protection of children from harm

a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns

Considering these concerns, I urge you to carefully reconsider the granting of a late-night license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

Karen Adams [REDACTED]

[REDACTED] Turpins Lane

Chigwell

[REDACTED]

Sent from my iPhone

Peter Jones

From: Martin Christiansen [REDACTED]
Sent: 16 February 2024 09:08
To: Peter Jones
Subject: Re: Attn: Peter Jones 783 Chigwell Road - Licensing Objection

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sorry for the back and forth Peter.
First time I am doing this.

Name / address was in original email, but here it is again ;

Martin Christiansen
[REDACTED] Smeaton Road
Woodford Green
[REDACTED]





Regards,
MC

On 16 Feb 2024, at 08:55, Peter Jones <pjones@eppingforestdc.gov.uk> wrote:

Many thanks, just to confirm that your wording was acceptable, but it cannot be accepted as representations must include your name and address.

Kind regards,

Mr Peter Jones MIOL, ABII

Licensing Officer

Licensing Team

Commercial and Regulatory Directorate

Tel. 01992 564166 (ext. 2416) or 01992 564721

Mob. 07851 384755 (only answered whilst on duty.)

<image001.png>

From: Martin Christiansen [REDACTED]
Sent: Friday, February 16, 2024 8:04 AM
To: Peter Jones <pjones@eppingforestdc.gov.uk>
Cc: Licensing <Licensing@eppingforestdc.gov.uk>
Subject: RE: Attn: Peter Jones 783 Chigwell Road - Licensing Objection

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks Peter, for clarifying.

All of the points (correctly) worded below are applicable in this objection. Any context or superfluous comments can be omitted. Do I need to resubmit, or is this confirmation of these points sufficient?

To confirm, my/our objection relates to all of the following points below.

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

Kind Regards,
Martin

From: Peter Jones <pjones@eppingforestdc.gov.uk>
Sent: Friday, February 16, 2024 7:56 AM
To: Martin Christiansen [REDACTED]
Cc: Licensing <Licensing@eppingforestdc.gov.uk>
Subject: RE: Attn: Peter Jones 783 Chigwell Road - Licensing Objection

Good morning,

Whilst I understand your concerns regarding the location of the shop etc. Under current legislation the premises does not require a premises licence to operate between the hours of 5am and 11pm, they only require the correct planning permission.

In this instance, as the business wishes to operate outside of these hours (between 11pm-3am) they need to apply for additional permission to do so under the Licensing Act 2003. This is the application that is currently being considered and any comments received should reflect this and the additional hours being applied for. Under the Licensing Act 2003, for a representation (objection) to be considered, it must relate to the likely effect the granting of the licence will have on one or more of the following key objectives:

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

If a representation does not relate to one of these objectives it will be deemed invalid and cannot be taken into consideration by the Council when determining this matter.

Whilst your representation wording is acceptable, it cannot be accepted as representations must include a name and address. In light of this information, should you wish to amend and resubmit your representation, please do so no later than 5th March 2024.

Kind regards

Mr Peter Jones MIOL, ABII

Licensing Officer

Licensing Team

Commercial and Regulatory Directorate

Tel. 01992 564166 (ext. 2416) or 01992 564721

Mob. 07851 384755 (only answered whilst on duty.)

<image001.png>

From: Martin Christiansen [REDACTED]

Sent: Thursday, February 15, 2024 3:38 PM

To: Licensing <Licensing@eppingforestdc.gov.uk>

Cc: Contact Planning <contactplanning@eppingforestdc.gov.uk>

Subject: Attn: Peter Jones 783 Chigwell Road - Licensing Objection

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Peter,

As residents at Smeaton Road, the proposed fried Chicken shop would be located on the corner of our road, literally 15 feet diagonally from our house.

This is an absurd location for a Chicken shop. This is not a retail high street, and this is literally almost next to a school.

It would be an absolute misplacement of such outlets to put this on the corner of a quiet residential street with schoolchildren passing by every day. I believe the council already has restrictions in place with regards to the proximity of such places to schools etc.

Factors that contribute to this objection include:

1. Public nuisance / noise and safety
2. Concerns over Antisocial Behaviour
3. Protection of children's health and safety
4. Prevention of crime and disorder
5. Littering and general upkeep / cleaning of the area

All residents on Smeaton Rd. are deeply concerned over this proposal. We implore you not to agree to this licensing request.

Kind Regards,

Michelle & Martin Christiansen

<image002.jpg>

Peter Jones

From: Jeff Witzenfeld [REDACTED]
Sent: 16 February 2024 15:51
To: Licensing
Subject: 783 Chigwell Road - Attn Peter Jones

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jones

Please accept this email as my objection to the licensing application for the above property.

My objections are:

1. The hours that are being proposed are not suitable for a residential area. The noise that would be created by such a venture for the evening hours (to 1 am for customers and 3 am for deliveries) would be unacceptable and a nuisance
2. The clientele that would be attracted to an establishment like this, would in my opinion increase the crime rate in the area.
3. There is already insufficient parking areas available and the extra vehicles coming to the venue would provide a greater risk of accidents.
4. The venue is very near West Hatch School. This venue is bound to attract the school kids from that school. There is nowhere for them to gather, other than in the street, which would cause a greater risk of accidents.

Regards

Jeff Witzenfeld

[REDACTED] Smeaton Road
[REDACTED]

Sent from my iPad

Peter Jones

From: shelly gredley [REDACTED]
Sent: 16 February 2024 16:15
To: Licensing
Subject: 783 Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am sending this email on behalf of my neighbour Mr Michael Brooks who lives at [REDACTED] Chigwell Road. Mr Brooks has recently been diagnosed with a brain tumour so this is a worrying time for him. The thought that a licence could be granted to supply food and beverages until 3am is causing him a lot of distress. His bedroom looks out on the restaurant and he will of course be disturbed by noise from the diners in the restaurant and also from the noise of bikes doing deliveries. He feels that to extend this licence later than 11pm is totally unacceptable and worries about the late hours attracting all sorts into the premises. Other restaurants in the local area have more reasonable trading hours and Michael can see no reason why we as a community will have to have our peace shattered by increased hours causing a public nuisance. Michael therefore opposes this application to extend the trading hours.

Sent by Mrs Shelley Gredley on behalf of Mr Michael Brooks.

Sent from my iPhone

Peter Jones

From: Janice Lobel [REDACTED]
Sent: 17 February 2024 19:54
To: Licensing
Subject: 783 Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above. As a concerned resident, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance
 1. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.
 2. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering
 3. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services
2. The prevention of crime and disorder
 - a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons
3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children
4. The protection of children from harm
 - a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concernsConsidering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

With Regards

Janice Lobel
[REDACTED] Smeaton Road

Sent from my iPad

Peter Jones

From: Sara O'Keeffe [REDACTED]
Sent: 18 February 2024 09:07
To: Licensing
Subject: Objection to late licence 783 Chigwell Road IG8

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above. As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours. The community does not need another late night take away venue - The premises is directly next door to residential properties

b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that already has a heavy burden of littering - the surrounding area is already blighted by fly tipping and disruption of litter another late night venue will increase the on going problem

c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services

2. The prevention of crime and disorder

a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons

3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children

4. The protection of children from harm

a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns

The negative impact of allowing the licence out weighs any benefits to the community

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

Sara O'Keeffe
Brunel Road
[REDACTED]

Sent from my iPhone

Peter Jones

From: Eddie Biber [REDACTED]
Sent: 18 February 2024 10:06
To: Licensing
Cc: Contact Planning; Cllr.A Lion
Subject: Chickaros Chicken, 783 Chigwell Road - Objections

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attention of the licensing officer - Peter Jones

Dear Sirs

The reason for my objection for a new licence premises are as follows:

1. The premises are situated in a residential area with proposed sales to customers until 1.00am and deliveries until 3.00am which is totally unreasonable and will invariably cause some form of public nuisance to residents.
2. These premises are situated a couple of 100 metres from a main school which will attract children who will congregate and this could cause a public nuisance;
3. These shop premises will be open all hours of the day and night which could lead to youths congregating causing a nuisance and criminal activity to the homes within the area;
4. Turpin's Lane is used as a "rate run" and I am concern this will lead to the increase in traffic at all hours of the day and night time causing a nuisance with excess noise;

To sum up I am concern about public safety, crime, disorder and public nuisance that the opening of these shop premises will have on this residential area.

Regards,

Eddie Biber
[REDACTED] Turpins Lane, Chiwell, Essex, [REDACTED]

Peter Jones

From: Aurelia Doltis [REDACTED]
Sent: 19 February 2024 11:24
To: Licensing
Subject: 783 Chigwell Road - Attn Peter Jones - Licensing Officer

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jones,

It is my understanding that the premises at 783 Chigwell Road has applied for a license to operate as a late night Fried Chicken takeaway.

My wife and I strongly object to this license being granted on the grounds that:

1. There would be a public nuisance with the added traffic this would cause
2. Litter from such an establishment would severely increase
3. Parking for residents would be affected as there is no resident parking in Smeaton Road
4. The noise from possible late night users of this establishment who might well be drunk will increase
5. It is well documented that late night establishments are prone to increase crime and disorder in the surrounding areas where they operate
6. It would be unacceptable to have delivery vehicles driving up and down the roads in the surrounding area until 3am
7. With the Essex Council policy of turning street lighting off during the night having delivery drivers who are not known to drive with care could prove dangerous to pedestrians

I look forward to hearing from you.

Kind regards

Mr & Mrs P Doltis
[REDACTED] Smeaton Road
Woodford Green
Essex
[REDACTED]

Peter Jones

From: Yogen Parmar [REDACTED]
Sent: 19 February 2024 12:45
To: Peter Jones; Licensing
Subject: Re: 783 Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Peter,

Thank you for your email. Resending with address details.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above . As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours. b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services
2. The prevention of crime and disorder a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons
3. Public safety The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children
4. The protection of children from harm a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns. Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision. Thank you for considering my objections.

Regards,

Mr Yogen Parmar
[REDACTED] Smeaton Road
[REDACTED]

From: Joane Enguerra [REDACTED]
Sent: 19 February 2024 13:09
To: Licensing
Subject: 783 Chigwell Road, Chigwell IG8 8AU

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above.

As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

- a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.
- b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering
- c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services

2. The prevention of crime and disorder

- a. Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons

3. Public safety

The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road creating a massive safety issue for road users on a business road full of school children

4. The protection of children from harm

- a. Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools the government does have an anti obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

Best wishes
Joane Enguerra
■ Brunel Road
Woodford Green
■

Peter Jones

From: Anneka Hemlall [REDACTED]
Sent: 23 February 2024 15:00
To: Peter Jones
Subject: Re: Objection to chicken shop near west hatch high school

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attention of Peter Jones

I have a few concerns in relation to the chicken shop opening near West Hatch High School in relation to the list below.

1. Prevention of crime and disorder - Within recent weeks there has been two students in west hatch school who have been held at knifepoint for their belongings, The opening of this chicken shop especially with the opening times will attract groups of youths and gang culture. Within the local area we have had several stabbing and two murders.
2. Prevention of public nuisance - With the opening times being so late it will attract young people hanging around till those times or drunk individuals being a nuisance. This will therefore impact on the local community in relation to public safety and for those who live locally and other nearby businesses.
3. Public safety- The late opening times will impact on public safety as it will attract gangs of young people and drunk individuals , this is evidenced by the same concerns with other local chicken shops.
4. Protection of children from harm- I have a 12 year old daughter who attends west hatch high school and walks with her friends to and from school, With gang culture, county lines and post code war gangs operating this will be the ideal place for them to hang around and look to recruit children who are from poorer families and also target the children of west hatch in relation to the location it is often the view that the children are from well off families which is not wholly correct.

Please accept this as my objection.

Many thanks.

Anneka Hemlall.
Flat [REDACTED] Bloomsbury House
[REDACTED] Waltham road
Woodford
Essex
[REDACTED]

Sent from my iPhone

Peter Jones

From: Rourke David [REDACTED]
Sent: 27 February 2024 11:34
To: Cllr.A Lion; Peter Jones
Subject: Re: Objection against WK/202405172

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

Many thanks for taking the time to reply with such detail.

It is mine and the community's belief that we do not want the chicken shop to open between 11pm - 3pm for the reasons listed below.

- If the chicken shop were to be open a between 11pm - 3pm with an alcohol license we have concerns that this would encourage drunk and disorderly behaviour such as violence, damage to residential properties and noise pollution from consumers who are intoxicated and delivery drivers without a regards to residential residents.
- Myself and the local community would be concerned for our safety during the said hours because the lights go off at 1am in this neighbourhood. We wouldn't feel comfortable with loiterers in cars or on foot near our streets. Even if the lights were to stay on till 3am for example it still wouldn't be acceptable to have loiterers during the night hours on residential roads.
- It would be a public nuisance for the local residential residence to accept the litter and rodents that is highly likely to happen near a chicken shop. Our streets are never cleaned by any local authority representatives and we (local residents) often clean the streets ourselves.
- Children would be without a doubt at harm, socially and for health reasons. A chicken shop would encourage a mindset of encouraging unhealthy, highly saturated fat foods into their diets on a frequent basis. This is true for children from West hatch and the local residents children too. Socially it would encourage children to loiter near a chicken shop on residential streets, as opposed a commercial high street which is more fit for purpose.

Please take our concerns seriously, we are council tax payers who fund our local authority to represent our concerns. Is allowing a business of this nature (1 business rates payer) worth upsetting the core community over?

Think of the damage this could cause and not about the 1 additional business rates income you're going to receive, the pros and cons simply do not stack up.

Kind regards
Rourke

Peter Jones

From: Rourke David <rourkedavid1@live.co.uk>
Sent: 19 February 2024 14:50
To: Licensing; App Comment; Cllr.A Lion; eleanor.laing.mp@parliament.uk
Subject: Objection against WK/202405172

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Hello

Name - Rourke David

Address - [REDACTED] Smeaton Road, Chigwell, Essex, [REDACTED] Contact number - [REDACTED]

I object for the license to be granted to 783 Chigwell Road, to convert to chickaroos chicken Chigwell and for the property to be given a late license until 3am.

- Given that this is a residential area, it's totally unreasonable that the license be granted until 3am. There will be noise that'll have an affected on residents sleeping hours from delivery drivers mopeds, cars & bicycles and also consumers. In fact one of the key attractions to these streets are that a night time it's extremely quiet.
- There'll be litter near the chicken shop from consumers who DO NOT care for the local residents needs. Furthermore you as the local authority DO NOT clean the roads of Brunel Road, Smeaton Road or Turpins Lane, we the residents clean the roads ourselves.
- With the added litter from a commercial premises such as a chicken shop, there'll be an attraction of rodents in the area & from the smell of fast food.
- There's no parking restrictions on the roads of Brunel Road, Smeaton Road & Turpins lane. Parking on these roads are already difficult in the evenings. It would be completely unreasonable to add a commercial unit at the subject address which would in turn increase the demand for parking during the busiest times for us the council tax payers.
- This type of commercial premises is NOT what the local community needs or wants. A fast food premises which would encourage unhealthy eating for the school of West Hatch and would also entice the local children's appetites towards unhealthy diets, this completely unacceptable.
- This would also cause downward pressure on house prices of the neighbouring streets. NOBODY would want to buy a house near a chicken shop. Low turnover of property sales = less stamp duty, you (government entity) benefit from from a higher turnover of property sales for this reason, therefore it's within your incentives to not allow this.

The local community strongly oppose this license and it should not be granted under any circumstances!

Look forward to your response

Kind regards
Rourke David

Peter Jones

From: Diane Betts [REDACTED]
Sent: 21 February 2024 09:38
To: Licensing
Cc: Contact Planning; Cllr.A Lion; eleanor.laing.mp@parliament.uk; Peter Betts
Subject: 783 Chigwell Rd - Attn Peter Jones- Licensing Officer

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please accept this email as objection to the proposed new fried chicken takeaway at Casa Pipino site (783 Chigwell Rd) with proposed hours until 1am (customers) and 3am (deliveries) at night Monday to Sunday.

Grounds for Objection include:-

- **Protection of Children from Harm** - We are already experiencing high traffic in this area from West Hatch High School and letters being sent home to parents for parking in front of the school and doing 3 point turns in the road just along from 783 Chigwell Road. If this proposal were to go ahead this would heighten the traffic and danger to children from dangerous motoring manoeuvres.
- **Public Safety** - The property is situated on a corner of a residential road and a busy main road. The property has no car park and therefore potential customers would be adding to the limited parking. To note few houses in Smeaton Road have a drive so rely on parking on the road including Chigwell Road. Parking on street corners blocks the views of other drivers. To note it is not just the parking, it is the frequency of movement of parked cars that is a risk to public safety due to the high turnover of a takeaway property.
- **Prevention of Crime and Disorder** - This is on the end of a quiet residential road. A road where street lights go off at 1am. With potential customers coming between 1am and 3am there will be no street lighting. This is a major concern for an increase in crime and public disorder as well as drivers in the area.
- **Prevention of Public Nuisance** - Again this is situated on the end of a residential road. There is a real danger that noise throughout the night would disturb local residents. This includes mopeds/bikes/Ubbers collecting take aways. In addition chicken takeaways are renowned for an increase in litter including food waste.

I trust you will consider the above points shared by many local residents.

Mr & Mrs Betts
[REDACTED] Smeaton Road
Woodford Green
[REDACTED]

Peter Jones

From: Liza Mardon [REDACTED]
Sent: 24 February 2024 11:39
To: Licensing; eleanor.laing.mp@parliament.uk; Cllr.A Lion; Contact Planning
Subject: Concerns about the proposed chicken shop on Smeaton Road, IG8 8BD

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Peter Jones,

I hope this email finds you well. I am writing to express my concerns regarding the proposed chicken shop at the end of Smeaton Road. While I understand the importance of local businesses, I believe there are several factors that should be considered.

Firstly, the prevention of crime and disorder is a significant concern. Having a chicken shop in close proximity could potentially attract late-night gatherings and increase the risk of antisocial behavior. This could lead to disturbances and make residents feel unsafe in their own neighborhood.

Secondly, public safety is at stake. With increased foot traffic and potential overcrowding around the chicken shop, there is a higher chance of accidents occurring, especially if there are inadequate parking facilities or pedestrian safety measures in place. This could pose a risk to both residents and customers.

Furthermore, the prevention of public nuisance is essential for maintaining a peaceful living environment. Noise pollution, especially during late hours, could disturb residents' sleep and overall quality of life. Additionally, the potential for litter and waste from the chicken shop could contribute to unsightly conditions and attract pests, creating a nuisance for the entire community.

Lastly, the protection of children from harm is of utmost importance. A chicken shop near residential areas and a school in very close proximity may expose children to unhealthy eating habits and potentially contribute to an increase in childhood obesity. It is crucial to prioritize the well-being and healthy development of our younger residents.

In light of these concerns, I kindly request that you reconsider the approval of the proposed chicken shop at the end of our road. I believe it is essential to prioritize the safety, well-being, and peaceful living environment of the residents in our community.

Thank you for your attention to this matter. I look forward to hearing your response.

Yours sincerely,

The Mardon family (residents of [REDACTED] Smeaton Road, [REDACTED])

Peter Jones

From: Loreta Okpara [REDACTED]
Sent: 25 February 2024 17:42
To: Licensing
Cc: Homely Supported Living; Nasreen Akhtar; Titiola Ibrahim; DANIELA TASCAU; shelley gredley; Simon Hawtrey-Woore
Subject: Re Objection 783 Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Peter,

I hope this email finds you well. I represent Homely Supported Living Ltd which supports vulnerable people with various physical, mental, and learning disabilities and some of them reside in [REDACTED] Chigwell Road in agreement with LB Waltham Forest.

We would like to express our views in the best interest of our service users and we believe that the rejection of plans to open take away facility next door that operates up to 3 am would prevent crime and disorder in the area, maintain public safety, and prevent public nuisance.

And finally is the protection of young people from harm. Some of our service users are vulnerable young people who due to their complex conditions are very vulnerable to exploitation, and cannot assess risks. any disturbance may harm their health and well-being.

Homely Supported Living Ltd objects to the late-night extension as we believe this would encourage a large number of young people to gather as a group causing noise and mayhem which would be very disturbing for the young residents at the home. We expect that chicken shops are notorious for young people gathering and would worry about the safety of the vulnerable residents as this could affect their emotional health. We also feel that late-night food and drink up until 3 am would be a public nuisance and we recognize that this could potentially bring crime into the local vicinity.

I am therefore objecting to the late-night extension of business as this is a quiet peaceful neighbourhood and to allow this extension to go ahead cannot be good news for any of us in the area. By the fact that the restaurant is only two doors away, I would ask that this extension be disallowed.

Warm Regards,

Manager - Loreta Okpara

Email - [REDACTED]

[REDACTED]

[REDACTED]



Peter Jones

From: Nalan Dodgson [REDACTED]
Sent: 26 February 2024 12:21
To: Licensing
Subject: Licence Application - 783 Chigwell Road, Chigwell IG8 8AU

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above. As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons:

1. The prevention of public nuisance

- a. Extended hours for service could lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours.
- b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that already has a heavy burden of littering.
- c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services.

2. The prevention of crime and disorder Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons.

3. Public safety - The presence of crowds of people and Uber drivers and mopeds congregating on the area in front of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell Road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton Road to Chigwell Road

4. The protection of children from harm Although I sadly understand that Epping forest has no rules on the opening of fast food establishments close to schools, the government does have an anti-obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns.

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

Nalan Dodgson
Resident: [REDACTED] Chigwell Road, Woodford Green, Essex [REDACTED]

Nalan Dodgson
Director, Talent Acquisition

[REDACTED]
Horseferry House
Horseferry Road
London
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]

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Peter Jones

From: shelly gredley [REDACTED]
Sent: 26 February 2024 18:50
To: Licensing
Subject: 783 Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sent from my iPhone

Attention of Peter Jones

I am writing to object about the application to extend licensing hours at 783 Chigwell Road. I live next door to the restaurant at number [REDACTED] Smeaton Road with my partner Richard. We have lived here for the past 11 years and enjoyed peace and tranquility being part of a lovely community. Everyone looks out for each other. This is what neighbours should be like. And we have been very fortunate to be a part of it. The thought that this could be destroyed by having the restaurant open until 3am is devastating. This restaurant will bring no benefit to the local community and instead will attract young people into the area. The street lights go out at 1. This is how it should be. A quiet residential area being quiet. Additional young people coming into the area, attracted by late licensing would undoubtedly bring noise, crime and disorder into the area. My partner has Lewy body dementia. He also has Parkinson's. Any disturbance will upset him and he will undoubtedly react if there is noise or nuisance. There is also the issue of public safety. Bringing more people into the area can only make things worse for all of us, in particular my partners and my home as we are next door. It's also a public nuisance. It feels that the expectation that people will visit the restaurant and leave quietly is very naive. This extension is not wanted nor needed. Surrounding the restaurant is an elderly resident at 781 who is objecting, a residential home for young people is at 787 and we are next to 783. In other words the restaurant is smack bang in the middle of residents who are vulnerable and whose lives will be severely affected if this licence is granted, I attach photos showing close proximity to my home and appreciate the licensing department taking the time to listen to the views of us who will be badly affected.

Thank you

Shelley Gredley [REDACTED] Smeaton Road [REDACTED]

18:42



Woodford Green
Tuesday 12:45

Edit

 LIVE 



18:42



Woodford Green
Tuesday 12:45

Edit

 LIVE 



18:43



Woodford Green
Tuesday 12:47

Edit

 LIVE 




18:43



Woodford Green

Tuesday 12:52

Edit

 LIVE 




18:43



Woodford Green
Tuesday 12:48

Edit

 LIVE 



Peter Jones

From: hazel raine [REDACTED]
Sent: 27 February 2024 16:05
To: Licensing
Subject: 783 Chigwell Road - attn Peter Jones

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jones and Epping Council,

I am writing this email to highlight my concerns and register my opposition to the proposed opening of a fried chicken shop at 783 Chigwell Road .

The area is a residential area and not a commercial area. The proposed opening times of 1 am for customers and 3am for deliveries Monday to Sunday will cause a huge amount of traffic and disruption for residents trying to sleep normal hours and live their normal daily lives. The extra noise pollution would not be conducive to residential living. It has historically been that any commercial premises at the site had limited opening hours meaning they closed at 10pm. Why then a ludicrous extension to 3am.

The area has very limited parking and the extra traffic will again make residents life even more difficult than it already is. Extra traffic poses a safety risk for children and residents.

There is a commercial area only a mile away offering takeaway and fast food there is no need for a further outlet.

The extra rubbish and pollution which would undoubtedly be produced with such a venue and their customer base will cause is unthinkable and unacceptable in such a residential area.

I suggest should this be allowed then crime and public disorder would escalate and the safety of resident would be put at risk. The crime rate at present is far too high without the council giving carte blanche for a further increase.

Please register my objection for the proposed chicken shop.

Hazel Raine
[REDACTED] Smeaton Road

Peter Jones

From: Grace Gilbert [REDACTED]
Sent: 05 March 2024 15:50
To: Peter Jones
Subject: Re: Application WK/202405172 Chickaros Chicken attention of Officer Peter Jones

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attn: Peter Jones

Dear Mr Jones,

I refer to the above application for a premises licence to operate between the hours of 23:00 – 03:00 hours.

I object to this on the basis it will cause a public nuisance and potentially encourage crime and disorder.

We already experience criminality reading in our neigagberood(frequently stolen cars, breaking to properties , drugs spread around Schools .

We object this license application to avoid and prevent us from experience of intensification of cars and scooters traffic , driving above allowed speed on High Road where I live.

This application menton later night opening with take away services / di liveries from late night, this is showing 0 consideration and respect to families living around the premises

. The night tranquility and peace in the neighbourhood will be on very high risk.if we won't object this application .

We do not wish hearing and being disturbed

late at night by more cars, scooters etc going often with above speed limit.

The APLICANT who applies for this license doesn't respect tradition of our small village community that Chigwell is or used to be.

We do object this application for late h opening for reasons; : potential danger for us and our children(crime increasing and exposure to unknown individuals,),increasing pollution from intensification of traffic and for culture and tradition this village stil have .

We moved here (bought the house here to live life of small ,quite village can offer.

For also that reason as a family with young children we object this application: Not to be disturbed and expose for crime.

It also will adversely affect public safety as this road is already dangerous and this will encourage additional cars to stop with an increase in the number of people congregating and using the pavement.

Whilst writing I understand from your letter that the Applicant will also need planning permission for the material change of use, which will be dealt with separately.

This is an unnecessary and antisocial additional to our community and wish it to be declined.

Yours sincerely

Grazyna Gilbert

[REDACTED] High Road, Chigwell, [REDACTED]

[REDACTED]
Sent from my iPhone

Peter Jones

From: Luke Bryant [REDACTED]
Sent: 02 March 2024 11:17
To: Licensing
Subject: Re: WK/202405172 – Chickaros Chicken Chigwell, 783 Chigwell Road, Essex

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sirs

Re: WK/202405172 – Chickaros Chicken Chigwell, 783 Chigwell Road, Essex

Objection to 'late night refreshment (indoors and outdoors) Monday to Sunday 11pm to 3am (1am to 3am delivery only).

I would like to make my objection known for the above late night refreshment licence.

For simplicity, I have detailed my objections as bullet points:

The corner of Smeaton Road and 783 Chigwell Road is a residential area. This is not an industrial estate or commercial high street. Being allowed to open until 1am for dining in customers and 3am for deliveries would be a nuisance to local residents. The previous premises (Casa Papino) was only open until 11am.

The thought of the takeaway being open until 3am everyday is unacceptable and would be a nuisance to all local residents.

The extension to the opening hours would cause a disruption to the peace of the residential area and nuisance for all those living in the close proximity.

The congregation of delivery drivers would be a nuisance to residents late at night. Up and down the quiet residential roads until 3am.

Smeaton Road and this part of Chigwell road have part street lights which are switched off between 1am and 5am on Tuesday to Sunday and 12am until 5am on Monday. The proposed opening hours would mean there is no street lighting during the operating hours (from 1am) which poses a huge safety risk to both delivery drivers and local residents. It is not safe for a takeaway business to be operating in a residential area where there is complete darkness. High streets are suitable as they have all-night lighting. Further, the lack of lighting late at night is a safety risk due to congregation of patrons and delivery drivers leaving the restaurant and local residents.

Other similar premises within 0.5 mile of Chickaros Chicken Chigwell, 783 Chigwell Road, Essex all have much shorter serving hours:

King William pub – 11pm

Domino's Pizza – 11pm

Chigwell Fish Bar – 9pm

Jaipur Chigwell – 11:30pm

Fishfellas – 10pm

Tz Peri Peri – 11pm

Pepe's – 10:30pm

It is not fair nor helpful for competition to other premises that Chickaros Chicken Chigwell would be granted with significantly greater opening hours.

Chickaros Chicken Chigwell is less than 0.25 mile near West Hatch School and St John's RC Special School.

I trust that my objections are acknowledged.

Thanks

Luke Bryant

■ Smeaton Road

■

Peter Jones

From: Lyndsay Swan [REDACTED]
Sent: 02 March 2024 16:56
To: Licensing
Subject: FW: 783 Chigwell Road, Woodford Green

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

From: Lyndsay Swan
Sent: Friday, March 1, 2024 3:01 PM
To: licensing@eppingforesdc.gov.uk
Subject: 783 Chigwell Road, Woodford Green

For the attention of Peter Jones

We live at No [REDACTED] Smeaton Road, Woodford Green and are writing about the licensing application made by Chickaros Chicken Chigwell for 'late night refreshment (indoors and outdoors) Monday to Sunday from 23:00 to 03:00 (01:00 to 03:00 delivery only)' at 783 Chigwell Road (your ref: WK/202405172).

We object to the approval of the license on the following grounds:

1. Public Safety

The small roads around the site, Turpins Lane (particularly at the Chigwell Road end), Love Lane, Smeaton Road and Brunel Road are narrow and busy with traffic. Cars are parked on both sides, particularly during the evening and night-time when it is almost impossible for even residents to find a car parking space. There is also no street lighting after one o'clock in the morning. We would suggest that the comings and goings of customers' vehicles and the vehicles of staff delivering fast food late at night and in the early hours of the morning would be hazardous to public safety.

2. Public Nuisance

i) Noise:

Although the provision of fast food is limited to delivery only between 1:00 and 3:00 am, the licence would still permit food to be served 'indoors and outdoors' up until 1:00 am. We would object to this on the grounds of increased noise from diners coming to and going from the restaurant, as well the noise from people actually dining outdoors up until 1:00 am.

ii) Litter:

The open land opposite the premises, between The Childers and Chigwell nursery is already a dumping ground for food wrappers, drink cans etc. We would argue that this situation would only become worse if the license was granted.

Regards,

Richard and Lyndsay Swan

Representation re Chickaros

Introduction

Licence Application in a predominantly residential area. I feel compelled as a resident and with great concern for other residents, to make a Representation against the Application made by the applicant, namely Green Foods Limited claiming to be Chickaros Chicken for 783 Chigwell Road, Chigwell, IG8 8AU. **Whilst this premise also highly pertinently covers 2 Smeaton Road, Woodford Green.**

This Representation concerns all four Licensing Objectives and will be expanded as below to assist the Applicant and indeed the Licensing Committee in their decision making. and is set out in such a way to best illustrate the concerns with each part including the introduction pertinent to the Representation.

Background. The proposed premise has been operating for about 25 years as an Italian restaurant or more recently as an Italian style restaurant. Whilst all of these Operators have been Licensed for many years the food has always been the mainstay with alcohol being supplementary to the food. I cannot recall there ever having been trouble there or having been negatively impacted by them (except for exceptional circumstances during Covid restrictions). All of the Operators have all been mindful that they are in a residential area and operated with appropriate hours to be considerate to their residential neighbours. They have certainly never had need of conflict management training. The only time delivery drivers were used to any significant degree was during Covid which was still very limited due to the owner being rightly aware of the needs of his neighbours. and kept to very reasonable hours. Nonetheless as one would expect there was of course disruptive noise from the Operation (albeit at acceptable hours) despite due diligence.

I have already raised concerns with the Plan supplied as this has failed to clearly set out where delivery riders will be dispatched from and especially whether they will be going up Smeaton Road from their exit at 2 Smeaton Road or whether they will be dispatched from Chigwell Road. This is important as Smeaton Road, residents in Chigwell Road leading up to Turpins Lane, residents in Turpins Lane and residents in Love Lane among others are highly likely to be adversely affected by these routes.

The description of the Premises section 5 of 21 in the Application fails to mention it's general situation and layout, for example opposite a Church, close proximity to largely residential Premises including a refuge for vulnerable people and more.

There appears to have been little or no regard to the Epping Forest District Council Licensing Policy, the Sec 182 Guidance and especially the very real worry, anxiety and negative impact that this application has had on local residents.

Crime & Disorder

There appears a potential credibility and an integrity issue with this Applicant. Enquiries by residents have revealed that this applicant is unrelated to the famous Chickaros started in the Midlands where they serve and deliver what appear to be gourmet Chicken Burgers and other dishes and mocktails, at what appears to be higher-end establishments (along with far more reasonable hours). They state on their website how to be a Franchise and to be wary of imitators.

Chickaros (Midlands) have looked at this Applicants branding and have expressed concerns regarding trademark and copyright.

This is an issue which should be investigated by another strand of Trading Standards whereby should the position be that the applicant has acted in breach of trademark and copyright, criminal offences will have been committed by the Applicant.

The emphasis of conflict management training by the Applicant gives deep cause for concern. The images shown are a very different proposition to Chickaros Midlands etc.

Does the applicant anticipate that there will be issues requiring conflict management?

Whilst it is each application on its' own merits the attendant problems associated with many Chicken Shops (and indeed pizza places) is a cause for concern. It is generally accepted that higher price point establishments such as the previous Italian Style places and Chickaros Midlands are far less likely to attract a younger crowd likely to engage in crime and anti - social behaviour. There is a fear that this premise and its operation will be likely to attract Crime & ASB

One would have expected that other areas of training under the Licensing Act (promoting & not undermining the Licensing Objectives among others) would have been the would have been the main focus rather than Conflict Management.

Considering the proposed Condition for Crime & Disorder the section 182 Guidance general principles 1.16 includes the following:

Licence conditions – general principles

1.16 Conditions on a premises licence or club premises certificate are important in setting the parameters within which premises can lawfully operate. The use of wording such as “must”, “shall” and “will” is encouraged. Licence conditions:

- should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation;
- must be tailored to the individual type, location and characteristics of the premises and events concerned;
- should not replicate offences set out in the 2003 Act or other legislation;

Condition 2 offered by the Applicant is amply covered by the due diligence expectations amply covered and is in effect duplication already covered. Heavy fines and a recommendation to review & consider revocation are covered elsewhere.

Where is condition 3?

Condition 9 re CCTV notices is law and is again unnecessary duplication

Under Epping Forest Licensing Policy, it states:

Applications

1.23 In determining a licence application, the overriding principle adopted by the Council will be that each application will be determined on its merits, taking into account:

1

- the Licensing Act 2003 and the four licensing objectives;
- Government Guidance issued under Section 182 of the Licensing

Act 2003;

- Supporting regulations;
- This Statement of Licensing Policy; and
- the nature and locality of the premises and the Operating Plan

submitted by the applicant.

Regrettably the Applicant has not expanded sufficiently on the locality of the premises including that it covers no 2 Smeaton Road. That is in immediate locality this is a predominately residential area with immediate neighbours with vulnerabilities, young children, schoolchildren, and more.

Public Safety

Again, all relevant fire procedures are in place for a premise of this size is covered by legislation as are the requirements for a responsible premise in terms of having systems in place to deal with emergencies. Interesting and again worrying that the focus again is on diffusing situations and calling the Police no matter what the issue.

Another concern must focus on their delivery riders. Smeaton Road (among others) has young families, children and other vulnerable people. The riders will be going on the pavement to gain access, which could well cause danger to vulnerable people. The streets are also very narrow. Given the application's nature indicating volume and long hours the risks are exacerbated.

The Prevention of Public Nuisance

It is especially concerning that this box merely has 3 short paragraphs. All considered I am not reassured that deliveries will only be made by staff employed by the licensee only as there are some reputable delivery companies with appropriate training

Noise nuisance will be kept to a minimum with all deliveries leaving from the back door? This does not go into any useful detail and I have already expressed how there has been little or no clarity or transparency on how and exactly where they will be leaving.

There are vulnerable people in close proximity. This is a predominantly residential area. Noise carries. The operation of picking up deliveries, doors, chats, orders, bikes all make noise that will be highly likely to impact residents including schoolchildren that need their sleep, younger children, people that work and or study. Vulnerable people from the HMO care home and more.

In particular Smeaton Road, Love Lane and Turpins Lane are so busy and narrow for traffic that one vehicle can easily cause a potential obstruction. This is a huge issue likely to affect residents. Will drivers/riders be using their horns? Especially in response to delivery riders' activities. Given the proposed hours and indication of volume this will be likely to cause obstruction of the highway) and pavement with attendant risks.

There appears to have been little or no understanding of the needs of residents. Will the vehicles/mopeds have silent engines?

What measures are being taken to ensure that there are no issues with odour/extraction fans?

Neighbours have already expressed concern about people on the roof and their privacy. The Human Rights Act is also clear Article 8 that people have the right to peaceful enjoyment of their homes (private & family life) The concern from noise from this application from 11pm to 3am will be likely to adversely affect that.

The issue of waste has not been addressed.

Polite reminder

Sec182 Guidance

2. 1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:
- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;
 - encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.

EFDC Licensing Policy

Applications

1.23 In determining a licence application, the overriding principle adopted by the Council will be that each application will be determined on its merits, taking into account:

1

- the Licensing Act 2003 and the four licensing objectives;
- Government Guidance issued under Section 182 of the Licensing Act 2003;

- Supporting regulations;
- This Statement of Licensing Policy; and
- the nature and locality of the premises and the Operating Plan

submitted by the applicant.

6

24. 1.24 The Council requires the applicants to satisfactorily address the licensing objectives, from the design of the premises through to the daily operation of the business, in their Operating Plans, which must be submitted with their application.

25. 7. Licensing Hours

26. 7.1 The Council recognises that longer licensing hours may be in the interests of the community by avoiding concentrations of disturbance from customers leaving premises, whilst ensuring that nuisance is minimised to residents. Premises will generally be able to sell alcohol during the hours they are permitted to open. Entertainment providers may provide a range of entertainment during their operating hours. **When issuing a licence, however, stricter conditions are likely to be imposed about noise control, in the case of premises situated in largely residential are**

The Protection of Children from Harm

Will there be no Policies? This premise is likely to attract children and given the other concerns raised may cause issues. Children also need their sleep especially on school days. These long hours applied for may well be an issue. There also seems to be an expectation of conflict at the premises.

Se 182 Guidance

2. 1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:
- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;
 - encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.

Summary

This Applicant is seeking long hours every day in a predominantly residential area.

The Application reinforces that it appears that they have made little or no effort to understand the challenges faced by their neighbours and the likely impact on the local Community (or if they have they have decided not to mention it).

You would have thought that it would be a reasonable and sensible step to engage with your neighbours prior to submitting an application in order to allay concerns. By not

doing so a great deal of upset and anxiety has been caused to residents.

The lack of understanding of the particular vulnerabilities of their next-door neighbours and challenges faced by other residents is a real cause for concern from the applicant who purports to be a responsible operator.

I am recovering from two recent full knee replacement surgeries and have great trouble sleeping. My wife is also affected. We do not need any more noise and disturbance impacting on our health and welfare

They are situated opposite a religious premise namely a church although it is infrequent for them to be open at night. This area has been particularly attractive to residents due to the proximity of highly regarded schools.

It is noteworthy that even the Metro currently a convenience store operates modest hours. The two nearest Pubs the Jolly Wheelers and the Crooked Billet operate reasonable hours and are run by proven respected Pub Companies (they are also away from the immediate area of particular concern.

The Applicant is supposed to consider your Policy, the Sec 182 Guidance, among other considerations before submitting an Application

Whilst it is every application on its' own merits how meritorious is this application? Especially given all the concerns including a callous attitude towards neighbours in the immediate vicinity.

This applicant is the first for over 25 years to occupy this space and appear to have little or no regard for residents.

We have faced a premise nearby before that attracted many young people who caused a great deal of fear, concern, intimidation, litter and drugs. Whilst this is a different space all

the comments about conflict management concerns fills me with foreboding.

I would respectfully ask that you treat this application with extreme caution and would hope that this Representation will help you with your decision making should this matter go to Licensing Sub Committee.

From deeply concerned residents

Andy Newman

Resident

Profession Licensing Consultant (Founder & Director of Andy Newman Consultancy Ltd)

Former Police Inspector 30 years, exemplary service

Active full member of Institute of Licensing (IoL)

Fellow of British Institute of Innkeepers (B.I.I.)

■ Smeaton Road

Woodford Green Essex

■

■

Hayley Newman Shop assistant

■ Smeaton Road

Woodford Green Essex

■

■

Peter Jones

From: Soph [REDACTED]
Sent: 04 March 2024 10:57
To: Licensing
Subject: Objection to late night licencing chickaros

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority, I am writing to formally object to the application for a license for extended service of food and refreshment for the address 783 Chigwell Road, Chigwell IG8 8AU and indicated above . Smeaton lane . As a concerned resident and community member in the vicinity, I believe that granting such a license could have detrimental effects on the neighbourhood for the following reasons: 1. The prevention of public nuisance

a. Extended hours for service could lead to increased noise levels especially given the old housing has little insulation from noise and everything can be heard in the surrounding areas, disrupting the peace and quiet of the neighbourhood, which has a quiet residential safe environment especially during late hours. b. Late night service of food and beverages will lead to littering, public urination, and other forms of environmental degradation, tarnishing the aesthetics and cleanliness of the area that all ready has a heavy burden of littering . Late night chicken shops will only attract bad behaviours . c. Residents should have the right to enjoy a peaceful and safe living environment, free from the disturbances associated with late-night services Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons .

It is also known that the area of west hatch attracts a lot of drug gangs and having this pitstop and drop off area will add to the menace and influence over the kids . This junction suffers with bad parking and the sight lines to Chigwell road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton road to Chigwell road and the sight lines from turpins lane creating a massive safety issue for road users on a business road full of school children. 2

The protection of children from harm and the local ST JOHNS RC SPECIAL NEEDS SCHOOL has vulnerable kids and my son goes there.

Its bad enough with west hatch kids hanging around a food place but it would only bring more risk to kids who are vulnerable as well as the housing next door that has vulnerable adults living there.

My son has autism and his room backs onto the area and i do not want him attracted there.

Unfortunately the bad behaviours that exist in west hatch will be exacerbated into local housing which didnt exist with a quiet private restaurant.

Considering these concerns, I urge you to carefully reconsider the granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will take into account the well-being and interests of the local community in making your decision. Thank you fKINDLY considering my objections.

SOPHIA BOWERMAN
CHRISTIAN LYONS
[REDACTED] TURPINS LANE
WOODFORD GREEN
[REDACTED]

Sent from my iPad

Peter Jones

From: Eros Mazzon [REDACTED]
Sent: 04 March 2024 12:18
To: Licensing
Subject: Green Foods Limited /Chickaros Chicken Chicken for 783 Chigwell Road, Chigwell, IG8 8AU

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

We are very concerned about the application as there is a fear that operating from 11pm till 3am will be likely to attract Crime & ASB.

Another concern must focus on their delivery riders. Smeaton Road (among others) has young families, children and other vulnerable people. The riders will be going on the pavement to gain access, which could well cause danger to vulnerable people. The streets are also very narrow. Given the application's nature indicating volume and long hours the risks are exacerbated.

There are vulnerable people in close proximity. This is a predominantly residential area. The operation of picking up deliveries, doors, chats, orders, bikes all make noise that will be highly likely to impact residents including schoolchildren that need their sleep, younger children, people that work and or study.

Smeaton Road, Love Lane and Turpins Lane are so busy and narrow for traffic that one vehicle can easily cause a potential obstruction. This is a huge issue likely to affect residents. Given the proposed hours and indication of volume (this will be likely to cause obstruction of the highway) and pavement with attendant risks.

There appears to have been little or no understanding of the needs of residents.

Deep frying chicken will produce a high smell all around the area.

People have the right to peaceful enjoyment of their homes (private & family life)

thank you

Eros Mazzon

■ Love Lane

■

Peter Jones

From: Mark [REDACTED]
Sent: 04 March 2024 21:09
To: Licensing
Subject: 783 Chigwell Road Objection - Attn Peter Jones

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Peter,

Please see my resubmitted objection below which supersedes the prior one. Minor readability tweaks/amended previous typos and I have also removed the para about withholding my details based on your last clarification (so as to make my submission eligible).

Kind Regards,

Mark

Attn: Peter Jones

Forward:

In addition to my overall objections to the use of the premises as a fast food takeaway due primarily to the close proximity to schools (e.g. around 250m from West Hatch) I am sending objections specifically in respect of the proposal for extended licensing. I am a supporter of local business but I consider the application to be highly detrimental and I will explain why. This is my personal opinion as a resident of the area for around 10 years – I thank the licensing team and decision making panel for its consideration. I appreciate that often it is useful to submit certain supporting evidence to show detriment occurring - however, here the objections are largely based on detriment that has not yet occurred but I consider likely to do so.

I consider it is important to note as background detail in relation to both an objection over general business use and the late licensing application that the venue which previously occupied the premises (Casa Pipino) despite serving food was not a fast food venue – nor was its primary purpose a takeaway. Furthermore, I understand that it was licensed far more modestly than the applicant is proposing in any event - until 10pm weeknights and 6pm on a Sunday. To all intents and purposes it was a quiet, sit-down Italian restaurant with limited customer turnover. Its comparatively limited opening hours, apparently low footfall and low key appearance reflected and respected the 'quaint' location in the heart of a residential area (which is essentially '99%' residential and not comparable to a high street or busy town centre).

Despite the differing nature of Casa Pipino's business to the current applicant, I consider an application by Casa Pipino for the hours the applicant is proposing would also have been roundly and comprehensively objected to by myself and other residents as (despite the goodwill Casa Pipino built up) late night commercial use is not appropriate for the location. So this is not an objection to these hours purely based on the venue being a fast food takeaway.

However, I do think a proposal for extended hours by the applicant is more egregious than any hypothetical application for extended hours by the previous tenant. I say this due to the differing nature of use proposed new tenants - a fast food establishment is generally focused on lower-priced food offset by a much higher turnover of customer traffic going to and from the venue rather than people going to spend a few hours sitting down eating a relatively more expensive meal. It also usually has a focus on 'portable' food (served in cardboard/plastic disposable packets and boxes vs real plates and cutlery) that is far more likely to encourage eating standing outside the venue and in the local vicinity. Furthermore, fast food takeaway

venues are usually accompanied by a different aesthetic to a traditional sit-down restaurant. As we know, fast food venues feature brightly illuminated neon signage and brightly neon lit inside serving areas similar to McDonalds, KFC etc.

I object to the late licensing application on the following grounds, also taking into account and incorporating my prior comments by way of context:

Prevention of Public Nuisance

In my view public nuisance is highly likely to increase and be unavoidable due to extended opening hours at the venue not only directly caused by patrons but also from takeaway vehicles like mopeds going in and out of the venue frequently. There is also the issue of general noise, light and smell pollution caused by running a business of this kind – which is even more unacceptable at late hours due to the need for residents to have quiet time for rest and sleep. I don't see how the applicant will be able to effectively mitigate this.

Extraction fans, the smell of burning oils from high turnover of largely fried cooking and the noise from people hanging around chatting/eating or visiting to pick up late night food after a night out will be highly inappropriate for this quiet residential location where people are trying to sleep and rest. Those closer to the venue will also likely experience light pollution from a brightly lit takeaway venue and regular vehicle traffic to and from the venue into the early hours (and even past the time when the local street lights have been turned off).

In my view these proposed hours for a fast food location would likely be questionable as an accelerant for nuisance and anti-social behaviour even in a commercial pub/club town centre with no residential property and local police/SNT wraparound support – but this is not a comparable location. I am sure the panel are familiar with the location but it is more like a house at the corner of a street than a commercial premises. I would say it is about (unscientific) 99% houses in the vicinity with a very small newsagent and a second-hand store the only commercial premises. Very few types of business would be acceptable in this location and not a fast food venue with extended hours such as those proposed here.

As I have signposted earlier – this is also a very different proposition to the previous tenants. Fast food is 'portable' and any seating in the venue is likely to be 'short term' with a high turnover of customers in and out the venue – some likely to be eating and even smoking outside (there is a raised outdoor seating/standing area likely to encourage this behaviour and I don't see how the venue will be able to effectively prevent street gatherings like this). Due to limited venues open for food at the proposed hours I expect it will likely serve as a magnet for groups visiting after local bars and pubs have shut. During late night hours such as those proposed, the flow of customers coming in and out and eating and talking outside will likely be intolerable for local residents trying to sleep and rest to get up for their own jobs and duties. They deserve to be rested for their weekday or weekend roles and occupations. They should not be disturbed by nuisance from visitors, the general operation of the venue and the noise of mopeds or other vehicles in and out the venue delivering up to 3am in the morning. No one reasonably expects this type of commercial use in this location even during 'takeaway only' hours.

It is worth underlining that this location is more remote and not like a town centre or high road which experience more passing trade on foot. As a result many visitors would likely be coming to it in cars or motorbikes as a 'destination' venue. However, there is limited parking near the venue and along the residential roads nearby with the local narrow roads usually packed with residents cars. This I suggest is likely to cause a knock on impact with visitors parking even further down the surrounding side streets at late hours to visit the venue increasing the potential for nuisance around a wide residential area. Naturally the opening and closing of car doors and chatting at midnight or other late times as people collect food and eat outside is likely to cause a significant nuisance in the heart of a quiet residential area.

Litter is another major consideration as a public nuisance – which any extended hours will likely exacerbate (also noting that enforcement of littering offences is less likely to occur at late night hours in this relatively remote location). There is also a lack of public bins in the streets nearby as they are residential. I suggest that takeaway food containers from general and extended night use will get blown around a residential area and into the road and front gardens for the residents to clear up in the morning.

There is already a degree of a littering issue in the street from school children visiting the newsagent on the way home from school.

Protection of Children from Harm

As we know a child in England is anyone who has not yet reached their 18th birthday. So while there are separate daytime considerations in respect of a new fast food outlet being so close to schools, I propose there is also significant potential for increased harm by way of consumption for particularly older children taking the extended hours application into account.

It is clear that teenagers in the local area are not necessarily going to be in bed during the extended hours that the applicant proposes here. In fact the venue with extended hours is likely to encourage young people – technically children to flock to the venue at late hours by foot or even driving if they are 17. This not only has implications for possible anti-social behaviour but also for the health of those children. Obesity and health risks towards our children are well known from high concentrations of fast food outlets. However, it is not just the issue that they merely exist – but also that any extension of hours would appear likely to encourage late night bingeing and snacking. Teenagers going down the road for fast food at midnight or ordering to the house at 2:30am because they can.

I note the following from the official blog of the UK Health Security Agency:

Many of our streets are saturated with fast food outlets, selling food such as chips, burgers, kebabs, fried chicken and pizza. The sheer density of these outlets may make it easier for us to consume too much, too often – and the fact that most outlets have no or limited nutrition information in store can make informed choices difficult.

Children with excess weight are more likely to be overweight or obese as adults, increasing their risk of preventable diseases such as type 2 diabetes, heart disease and some cancers.

As part of the PPG, authorities are encouraged to use their planning decisions to restrict fast food outlets, including:

- *locations where children and young people congregate such as schools, community centres and playgrounds*
- *areas with high levels of obesity, deprivation and general poor health*
- *areas with over-concentration and clustering of outlets within a specified area*

My understanding is that London Authorities do not or are unlikely to permit new fast food usage within 400m of a school – and here the venue is about 250m from West Hatch. I recognise that the licensing application relates to extended hours – not venue business usage per se – however, I reiterate that longer opening hours also create a greater exposure to health risks for children (under 18s) who are likely to make poor food choices late at night due to greater availability of fast food at unsocial hours. It cannot be that applications in relation to a fast food venue a stone's throw from a London Authority, and in a similarly built up area do not have the same level of scrutiny and policy consideration in respect of the health of young people living close by.

Furthermore, as I have indicated the location is deep within a quiet residential area – a somewhat unusual location for a commercial venue in the first place. Children of all ages will be sleeping and the likely greater and unavoidable noise disturbance at these late hours caused by patrons, vehicles and other machinery will likely have a negative impact on their wellbeing as they have to get important rest. I also note later on the risks I see presented to health more generally by increased air pollution due to the likely exponential increase in vehicles visiting the area late night if this extended licence is granted. Any non-electric cars or bikes idling nearby to deliver or as people pop in to collect late night food will create more toxic fumes. This danger is particularly acute for children who can be at greater risk from car exhaust fumes through their open bedroom windows as they try and sleep.

Prevention of Crime and Disorder

The venue being open at extended hours is likely to increase the risk of crime and disorder in the local area by those visiting and eating outside the venue. Particularly as extended hours of fast food takeaways can attract (and some might say are aimed at) groups of people who are looking for somewhere to go after a

night out at a pub or club and might have consumed significant quantities of alcohol already. I am sure the panel is familiar with the government guidance that says 'the provision of late night refreshment is regulated primarily because it is **often linked to alcohol-fuelled crime and disorder in the night-time economy**'.

Furthermore, later hours combined with a chance to bring your own alcohol is also a recipe for further disturbance and possible disorder.

Public Safety

The risk to public safety is increased here in my view because trading with extended hours is going to likely mean a higher turnover of vehicles and/or patrons by foot going in and out of the venue which suffers from limited parking and crossings and is located on a dangerous junction with often restricted views (due to irresponsible parking on the corner outside the venue) to pull out onto Chigwell Road. A road that many speed down (there is a speed camera very close by which illustrates the problem). Furthermore, I believe there is no street lighting after around 1am which means takeaway vehicles will be going in and out of the road and surrounding areas frequently in poor visibility conditions - or parking and blocking visibility for others at those low visibility times- causing more chance of possible traffic incidents.

As I have already indicated I consider a safety risk also exists in respect of likely increased local pollution due to what will likely be a significant increase in vehicles of all kinds visiting or delivering to/from this venue at night. Those stopping and waiting in cars to pick up an order, delivery vehicles or otherwise will be contributing to exhaust gases in the local air which can find their way into windows and the lungs of those sleeping. It has been well publicised the terrible risk pollution on our roads presents to residents of built up areas, and the tragic cases of vulnerable people dying of causes contributed to by exposure to excessive air pollution. After one of these tragic cases involving a child, public figures called on the Greater London Authority and Transport for London to act sooner to tackle air pollution. Do we really want to encourage people to drive to a venue in a built up residential location in the early hours for takeaway food at the expense of increased pollution and the risks it brings for our sleeping families?

I conclude by noting the requirement that we need businesses for our economy and I have no ill will in respect of those who are trying to make a business work at all – but we also need to recognise the real and likely harms caused should this proposal be granted. Even if those making planning decisions end up not objecting to this type of business opening so close to a school in daytime hours – I consider that the application for extended hours should be roundly and comprehensively dismissed on multiple fronts to proactively protect the wellbeing of our local community.

Submission: Mark Lancod - [REDACTED] Smeaton Road, Woodford Green, [REDACTED].

Peter Jones

From: Daniel Drew [REDACTED]
Sent: 04 March 2024 21:29
To: Danny Drew
Cc: Licensing
Subject: Objection to late hour of 783 Chigwell Road

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My Address

[REDACTED] Smeaton Road
[REDACTED]

To whom it may concern

I object to any form of opening after 11pm

Prevention of public nuisance- will encourage gangs and youth to hang around late at night Will result in crime / noise for local home owners Potential violence as drunks arrive late after the pub

I strongly object to the shop being open after 11pm The delivery only late service will be horrendous for local residents Cars and bikes driving up and down road and sides roads on residential streets at very late times

Public nuisance will be rife with cars arriving late at night with loud music

Local children will have sleepless nights

Sent from my iPhone

Peter Jones

From: Jon Dodgson [REDACTED]
Sent: 04 March 2024 21:57
To: Licensing; Contact Planning; eleanor.laing.mp@parliament.uk
Subject: Licence Application - 783 Chigwell Road, Chigwell IG8 8AU

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing Authority,

I am writing to formally raise my concerns at the proposal to allow a 'Fried Chicken Takeaway in a residential area. And to object to the application for a license for extended service of food and refreshment for the customers to 1am and delivery to 3am at 783 Chigwell Road, Chigwell IG8 8AU and indicated above.

As a concerned resident and community member in the vicinity, I believe that granting such a retail outlet and license will have detrimental effects on the neighbourhood, residents, standard of living and safety reasons.

The prevention of public nuisance.

"A public nuisance arises from an act that endangers the life, health, property, morals, or comfort of the public or obstructs the public in the exercise or enjoyment of rights common to all".

My house is 30 paces to the premises entrance and 20 paces to the start of parking outside. The proposal to have customers to 1am and 3am for deliveries will have an impact on my rights (and those in proximity) to have a peaceful residential area to enjoy. Extended hours for service will lead to increased noise levels, disrupting the peace and quiet of the neighbourhood, especially during late hours. There will be increased noise from constant traffic, running engines, outside eating to disturb residents to the early hours. This isn't weekends, but 7 days a week, 52 weeks a year. Disturbance on this scale should be confined to a high-street away. This on my doorstep, in an otherwise very quiet area come 11pm – removes my right common to all of a good night's sleep in a residential area.

The second objection on nuisance is the fact of aspect of the land. There will need to be many deep-fat-fryers installed on the premises. The land rises at the back of the shop and lots of gardens in the proximity back onto the shop. My garden looks down onto the shop at probably the same high extractor fans will be installed. Thus, extraction smell will be always pumped out into adjacent gardens. Disturbance on this scale should be confined to a high-street.

The prevention of crime and disorder Late night service may/will attract rowdy behaviour, potential disturbances, and crime, posing a risk to the safety of residents and patrons. There is already drug dealing outside the shop I've witnessed and if the license goes ahead further into the night, I can only see this issue becoming worse especially where alcohol can be consumed.

Public safety - The presence of crowds of people and Uber drivers and mopeds congregating on the area Infront of the premises poses a risk to road users accessing and exiting Smeaton Rd. This junction already suffers with bad parking and the sight lines to Chigwell Road are often blocked by traffic/parked cars causing a great risk to exiting Smeaton Road to Chigwell Road

The protection of children from harm Although I sadly understand that Epping Forest has no rules on the opening of fast-food establishments close to schools, the government does have an anti-obesity campaign that highlights the risks of highly processed foods. Opening this close West Hatch school raises a temptation risk to pupils to be making bad dietary options and adding to childhood obesity concerns.

Considering these concerns, I urge you to carefully reconsider allowing a fast-food shop in a residential area. The granting of a late-night drinks license for 783 Chigwell Road, Chigwell IG8 8AU and trust that you will consider the well-being and interests of the local community in making your decision.

Thank you for considering my objections.

Jon Dodgson

Resident: [REDACTED] Chigwell Road, Woodford Green, Essex [REDACTED]

Peter Jones

From: Marc Grant [REDACTED]
Sent: 05 March 2024 10:15
To: Contact Planning; Cllr.A Lion; elanor.laing.mp@parliament.uk; Licensing
Subject: Attn: Peter Jones - Proposed Chicken shop at 783 Chigwell Rd

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am a local resident.

My address is [REDACTED] Smeaton Road, [REDACTED].

I write to state my objection to the proposed Chicken shop on the site of the old Casa Pipino Italian restaurant at 783 Chigwell Road which is situated at the end of my road.

For various reasons I feel this would be unsuitable, unnecessary and unwanted by local residents many of whom have young families.

It would be located near to two schools with no other options for children to get food from anywhere else as it's a quiet area with no other shops except the local newsagents.

Therefore it would encourage schoolchildren to eat unhealthy food on a daily basis which is irresponsible and surely goes against government health advice and policy?

I understand there are also proposals for opening until 1am with takeaway and deliveries available until 3am.

This is concerning as it would potentially create issues with noise, litter and parking seven days a week in a quiet area where it is already difficult enough to park and control litter.

I am also led to believe that there would be a bring your own alcohol policy which has the potential to create crime, disorder and nuisance to local residents.

Regards

Marc Grant

Peter Jones

From: Jason Gilbert [REDACTED]
Sent: 05 March 2024 11:02
To: Licensing
Cc: LAING, Eleanor; HALL, Gillian; Grace; lee scott
Subject: Application for a Premises Licence - 783 Chigwell Road IG8 8AU

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Attn: Peter Jones

Dear Mr Jones,

I refer to the above application for a premises licence to operate between the hours of 23:00 – 03:00 hours.

I object to this on the basis it will cause a public nuisance and potentially encourage crime and disorder.

It also will adversely effect public safety as this road is already dangerous and this will encourage additional cars to stop with an increase in the number of people congregating and using the pavement.

Whilst writing I understand from your letter that the Applicant will also need planning permission for the material change of use, which will be dealt with separately.

This is an unnecessary and antisocial additional to our community and wish it to be declined.

Yours sincerely

Jason Gilbert

[REDACTED] High Road, Chigwell, [REDACTED]
[REDACTED]

Peter Jones

From: Sharon Ayrey [REDACTED]
Sent: 05 March 2024 19:22
To: cllr.alion@eppingforest.gov.uk; Licensing; Cllr.A Lion;
eleanor.laing.mp@parliament.gov.uk
Subject: Objection to chicken shop license

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,

I am writing to state my objection to the proposed license for the Chicken shop on the site of the old Casa Pipino Italian restaurant at 783 Chigwell Road which is situated at the end of my road. I live at [REDACTED] Smeaton rd [REDACTED].

This is a quiet, residential, family area and this is really unsuitable and unwanted by local residents for the following reasons.

It would be located near to two schools west hatch and the RC special school with no other options for children to get food from anywhere else as it's a quiet area with no other shops to purchase fresh foods from. Research in other boroughs has shown this to be the case. https://www.researchgate.net/publication/263534634_The_School_Foodshed_Schools_and_fast-food_outlets_in_a_London_borough

Therefore it would encourage unhealthy eating habits and run contrary to the government's childhood obesity strategy.

Late opening seven days per week until 1am with takeaway and deliveries available until 3am would create issues with noise, litter, and parking. We have issues with litter and parking and this will exacerbate the situation.

The BYO alcohol policy will cause crime, disorder and nuisance to residents.

Thanks,

Sharon


Sent from my iPhone

24.2.2024

Ms. S. Hobbs
[REDACTED] Chigwell Road
Chigwell
Essex [REDACTED]

Dear Sir,

I wish to ~~oppose~~ the granting of alcohol license for 783 Chigwell Road. This is residential area and as such should not have to have licensed premises open beyond 11pm at night. Parking is not in abundance at night. No street lighting after 1am. Would encourage people to be drinking in street. Unsocial behaviour could be encountered by residents as well as damage to our vehicles. Excess noise from vehicles and people on street whilst we are sleeping. Said premises should be closed by 11pm and no persons should

~~pre~~ on premises after 12 midnight.
Previous restaurant was closed by 10.30pm
and no one on premises past 11.30pm.
As residents in area we feel strongly
about our rights to feel safe in our
homes and to have peace and quiet when
sleeping not have to listen to people
drinking in the street which is
illegal, if such a licence is granted
for takeaway alcohol until 3am in
the morning this is encouraging
people to drink alcohol in excess
I hope you take on points for
refusal and allow residents to have
peaceful nights in their homes.
Yours ~~sincerely~~ sincerely,


Peter Jones

From: Anne [REDACTED]
Sent: 05 March 2024 13:39
To: Peter Jones
Subject: 783 High rd Chigwell late licence for attn Peter Jones

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jones

I would like to object to the current application for a late licence to operate a fried chicken restaurant at the former Pipinos restaurant at 783, Chigwell Road Chigwell between the hours of 11pm and 3am.

My objections are based on the 11pm to 3am opening hours and are as follows:

Prevention of public nuisance and the prevention of crime and disorder A late licence until 3am could potentially bring noise and anti social nuisance to a quiet residential area. The possibility of outside eating late at night in such a quiet residential area is not acceptable. This could lead to anti social behaviour with congregating groups of people .

Public Safety The fact that in this area street lighting is not on after 1 am could lead to potential mishaps by delivery drivers / riders and other road users .

I would be grateful if you could take these points into consideration when discussing the licence.

Your sincerely

Anne Mingay

[REDACTED] St Marys Way [REDACTED]

Peter Jones

From: June Thomas [REDACTED]
Sent: 05 March 2024 19:03
To: Licensing
Subject: Extension of licence ref:202405172

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

With reference to the above application of licence extension until 3am by Chickaros Chicken at 783 Chigwell Road, I wish to register my objection to this licence.

I reside at [REDACTED] The Childers [REDACTED]. The rear of my property, including my bedroom, faces on to the Chigwell Road and towards this fast food outlet.

I object because:

- * This is a residential area which has no other businesses other than the Three Jolly Wheelers pub which closes at 11pm.
- * I am concerned about the possible increase in traffic noise after 11pm and even if this is only for the purpose of deliveries, the noise of delivery bikes will be very intrusive.
- * I am also concerned about the possibility of a late night business attracting inappropriate clients into a quiet residential area.

I consider this application to be wholly inappropriate for this area.

Yours sincerely
June Thomas
[REDACTED] The Childers
Essex [REDACTED]

Peter Jones

From: Belinda Stokes | Michael Steven Estate Agents [REDACTED]
Sent: 05 March 2024 22:10
To: Licensing; planning@eppingforestdc.gov.uk; eleanor.lang.mp@parliament.uk; Cllr.A Lion
Subject: Re: 783 Chigwell road Ig8 8AU & 2 Smeaton Road Ig8 8BD Formerly Casa Pipino - complaint

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To all concerned

I just had brought to my attention that an application for the former Italian restaurant at 783 Chigwell Road which also wraps around onto 2 Smeaton Road has an application of change of use to change into a late-night restaurant take away chicken shop serving alcohol with late night license until 1pm in the morning.

There have been no street notices and unable to find on your planning site at Epping council or if it is there difficult to navigate and fine.

I would like to strongly object on the following grounds.

1. This part of Chigwell Road and Smeaton Road is a residential Road, Smeaton Road is a narrow quiet residential Road . The Former Italian restaurant never opened on a Monday and closed doors at 10pm. To have a Chicken shop would be totally out of character and would have a negative visual impact on the terraced houses that surround it.
2. On this part of Chigwell Road and Smeaton Road we have no Night street lighting. Making it a dangerous and vulnerable place for people to hang out and pedestrians would be at risk from street crime and car accidents, serving alcohol would cause major disturbance.
3. There is absolutely nowhere to park after 6pm all cars are parked on pavements as no room on Smeaton Road for home owners or renters to park their own cars when returned from work. There are no allocated parking spaces for anyone. Parking is a nightmare at the best of times.
4. The disturbance of customers using the venue would cause a major disruption to our quiet street living. We are not a high street and to have cars and uber bikes running up and down Smeaton Road, Turpins and Brunel Road at all hours would cause so much noise and distress to residence, it would also disturb our right to a peaceful night's sleep. Serving alcohol after 10pm on a non High street would attract revellers, and leaving the venue late would cause rowdy behaviour.
5. A chicken Shop on a residential Road would invite youngsters to loiter, and no doubt increase crime again would disrupt the peace and encourage them to be a nuisance., especially with no night street lighting.

6. It is not just the late unsociable hours, the fact that there is no parking, no street lighting, that there will be an increase in litter, noise, crime and will disrupt the lives of all residence that live here.
7. It is the fact that a Chicken shop next to a school is not good for the school. The teaching staff have a hard enough time keeping them in school grounds with pout the enticement of a chicken shop to escape to.
8. Smeaton Road is never cleaned by the local authority so the extra litter will encourage vermin and spoil the area and environment.
9. We want to preserve the character of our streets and community.
10. Even on Chigwell parade the restaurants do not open after 10pm. Why should we have to accept this.
11. We don't mind a similar quiet restaurant like the one on Chigwell Parde, or in Abridge another little Italian or brasserie or similar romantic pretty restaurant that would fit in on a residential street, but to put a fast food place that belongs in a high street is absolutely wrong.
12. This will change the way we live and change the character of Chigwell residence.
13. This would cause me personally mental distress.

Please reconsider this case. I invite you to come along after 9pm at night to see our roads and imagine the negative impact this will have on us residence.

We beg you to reject this whole application and change of use and a licence, and no alcohol after 9pm.

Kind regards

Belinda Stokes

Smeaton Road

Belinda Stokes

Sales Manager

team

www.michaelstevens.co.uk



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Peter Jones

From: Chittock, L [REDACTED]
Sent: 05 March 2024 10:37
To: Peter Jones
Subject: Application for Chikaros at 783 Chigwell Road

CAUTION: This Message originated outside of Epping Forest District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Peter Jones,

I am writing to express my concern regarding the proposed opening of Chikaros, a fried chicken shop at 783 Chigwell Road, in close proximity to our school premises. As the Headteacher of West Hatch High School, it is my responsibility to prioritise the well-being and safety of our students, faculty, and the community at large.

While we recognize and respect the rights of local businesses to operate, we must also acknowledge the potential risks associated with such establishments, particularly when they are located in close proximity to an educational institution.

The presence of a chicken shop near our school raises significant concerns regarding the health and dietary habits of our students. Given the pervasive influence of fast food culture, the accessibility of such establishments could exacerbate existing challenges related to childhood obesity and unhealthy eating habits. Moreover, the marketing strategies employed by such businesses often target young people, further contributing to the normalization of unhealthy dietary choices.

Beyond the concerns related to nutrition and health, the opening of a chicken shop nearby could also pose safety risks for our students. Increased foot traffic in the vicinity of the school could potentially expose our students to unfamiliar individuals or situations, compromising their safety and security.

Additionally, the potential for littering and environmental degradation associated with fast food establishments is another significant concern, leading to increased litter and pollution in the area.

In light of these concerns, I urge the relevant authorities to reconsider the approval of the proposed chicken shop opening in close proximity to our school premises. Instead, I encourage a collaborative approach that prioritises the well-being and safety of our students and fosters a healthy environment conducive to learning and growth.

Thank you for your attention to this matter. I trust that you will give careful consideration to our concerns and take appropriate action to address them.

Yours sincerely,

Daniel Leonard
Headteacher
West Hatch High School

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