

Supplementary Committee Agenda



**Epping Forest
District Council**

Licensing Sub-Committee Tuesday, 7th May, 2019

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 10.00 am

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

4. NEW PREMISES LICENCE APPLICATION - WOOD STOCK ORGANIC FOOD STORE, 229 HIGH ROAD, LOUGHTON, ESSEX IG10 1AD (Pages 3 - 6)

To consider the late statement from Wood Stock Organic Foods.

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Woodstock Organic Food Store Overview

Dear Licensing Committee and other Parties,

Rossi Café Ltd are the team behind Molens and Zest Salad Bar in Loughton High Road. They have run Molens for about 16 years and Zest Salad Bar is the more recent addition. Zest is not Licensed.

Both restaurants proudly score 5 stars on Food Hygiene. Whilst Zest is not Licensed the fact that neither restaurant has caused the Authorities any concern attest to the responsible running of these Premises.

Many Health-conscious customers from Zest have identified that for them what is lacking in Loughton is

a Venue where you can have healthy organic food with wine etc. to either enjoy on the premises or at home.

The owners want to address this need and provide something special and unique to the area. This is where the idea for this lovely new addition to Loughton High Road was born.

Where there is a new venue Application it is very hard to evidence that the Venue will undermine rather than promote the four Licensing Objectives.

What one can do is look at the known facts. This team have successfully run two restaurants in the area without facing Review, Prosecution or warning letters. They take their responsibilities seriously and they merely want to add value to the High Road an area that they know well.

Whilst accepting that the resident objections are born out of concerns relating to other Premises, we can only surmise that some of the objections are based on experiences with other venues, and the fear that this application relates to a low level off license not an upmarket Organic Venue. We believe that the images supplied may help address those concerns.

Given that each application is considered on its own merits it would be totally unfair and unreasonable to assess this Application on the challenges/issues affecting other operators. Any other Licensed premises can clearly be dealt with by the Authorities accordingly if needed.

We find that there is little or no evidence adduced that can be credibly aimed at the plan for this Venue.

Business Enterprise that adds value to an area is to be encouraged.

Under the Section 182 Guidance, Licensing Act 2003, Introduction section 1.5 states however the legislation also supports a number of key aims and purposes, these are vitally important and should be principal aims for everyone involved in Licensing work. They include:

3rd paragraph

recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation, and supporting responsible premises.

We feel that the above paragraph very much relates to us. This stylish innovative concept venue encourages healthy living and if granted will add quality and value to the local area.

We are committed to respecting our neighbours and promoting the four Licensing Objectives and would respectfully ask that these points are seriously considered.

Kind regards,

Andy Newman

Andy Newman Consultancy Ltd

Licensing Agent for Rossi Café Ltd.

Full Member of the Institute of Licensing

Full Member British Institute of Innkeepers

Former Chair of all Hackney Licensing Officers Enforcement Group.

Former Police Inspector 30 years' exemplary service.

Former Hackney Licensing Sergeant.

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