To: Zara Seeling

FAO: EFDC – Planning Directorate

From: May Fitzgerald,
            Environmental Health Officer

Date: 05 February 2020

Your ref: EPF/2511/19

Our ref: WK/202001116

File ref: 016339

Epping Forest District Council

Address: Land of rear to 257-259, High Street, Epping, CM16 4BP
Proposal: A new replacement building, and change of use from storage B8 to café A3.

We recommend refusal of the above application on the basis of the potential of noise/ odour nuisance being caused to nearby residents from the operations of the A3 premises.
If you are minded to grant this application then we would request that the following condition is applied.

Restricted A3 usage limiting the business to reheating food only in a microwave as described in the application.

Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of the area and occupiers of nearby properties.

Refuse provision

The applicant has detailed how refuse from the food premises is to be disposed of. The designated, secure bin storage area is to be located on the applicant's land to the rear of 259 Epping High Street.

Reason: In order to protect the amenity of the area from rubbish generated on the site.

If you wish to discuss any of my observations, please contact me on 01992 564 376.

The following informative should be included:

1. Should the application be granted, the applicant will require food business registration and food hygiene inspections from the Council's Environmental Health (Public Health) section. For further information, the applicant should contact May Fitzgerald, Environmental Health Officer, on 01992 564376.

Reason: Every food business operator shall cooperate with and notify the appropriate competent authority of each establishment under its control that carries out any of the stages of production,

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processing and distribution of food using the designated form. Regulation (EC) No 852/2004 Article 6 Paragraphs 1 and 2

Yours sincerely,

May Fitzgerald
Environmental Health Officer

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