

From:
Sent: 28 January 2018 18:01
To: Licensing
Cc: Angela Slaughter
Subject: Sanchos Grill, 67 Poole Road, Epsom, KT19 9SQ

Dear Sirs

Objection to request for licence to operate as a takeaway food venue after 2300.

I wish to object to this licence application on the following grounds:

- The prevention of public nuisance;
- Public safety; and
- The prevention of crime and disorder.

To cite the Borough's Statement of Licensing Policy:

39. Where the premises form part of the same building structure ... the steps taken to minimise nuisance to residents by way of noise, smoke and odours entering windows and doors of the residential unit(s)*.

For many years, this establishment has discharged significant smoke and odours while cooking. There is an outlet on the roof of the single storey extension to the south side of the premises. Within the same building, above the premises there are 10 residential flats which are accessed from an open balcony. The enjoyment of these properties and the balcony which provides access to them is significantly impacted by the presence of smoke and odours. The odours enter the flats through air vents and make enjoyment of the small outdoor areas adjoining the balcony very difficult. The smoke and odours preclude drying washing outside. This is not so much of a problem in winter but on a still summer day it leads to inadequate ventilation. Provided one can leave all one's internal doors open, one is forced to choose between opening windows on the north side of the property, allowing in noise, traffic fumes and cigarette smoke from Poole Road, or to open windows on the south side, letting in cooking odours and smoke. At present, the cooking ceases at 2300, so one can open one's south facing windows at night when one retires. This will not be possible if cooking continues beyond 2300,

This concern could be mitigated by the erection of a chimney/vertical pipe to carry the smoke and fumes above the roof of the building, where they will no longer cause a nuisance and interfere with the enjoyment of land. I would be supportive of such a structure.

I note from the application that the proposal is for the business to be open until 0200 every night. However, I understand that it has been agreed with Environmental Health for the front shutters to close at 2300 with service to be 'delivery only' between 2300 and 0030, with no business after 2300 on Sundays. I have several concerns in connection with the practicalities of this proposal:

1. The starting of delivery vehicles in the street may cause disturbance. Vehicles starting in Gadesden Road will be of less concern to me, but there are residential properties immediately overlooking the roads in the vicinity of the premises.
2. Will customers calling at the store in person after 2300 be turned away? Will this be a risk to the staff? Will people congregate behind the premises while they wait for their orders?
3. The private access on the south side of the premises is in poor condition. It is unsurfaced and there is no drainage, with the result that it is muddy and slippery during all weathers, and especially after a period of rain. Recent works to provide a lean-to at the rear of Sancho's Grill have exacerbated the issue, as they do not have drainage for surface water. Works should be put in hand to provide a surfaced walkway, for the safety of staff and for hygiene reasons.
4. Staff from the shops and outlets in the building regularly stand in the street smoking and using mobile phones. The extension of opening hours, coupled with the closure of the Poole Road entrance, will therefore presumably lead to smoking and phone calls at the rear of the building until at least 0030, when the business has stopped delivering. This is not acceptable in a residential area.
5. The telephone in the premises can sometimes be heard loudly in the street, disturbing neighbours. If orders are taken later, this noise will continue later.

Finally I would note that there has been no notification that this application has been made to any of the residents in this building. As the balcony accessing the flats is double ended, it is quite possible never to walk past the front of Sancho's Grill, where the only notice is

displayed. Whilst this may not be a technical requirement, is it not appropriate to solicit the views of those within the same building who will be most affected by the granting of the licence?

I would be grateful if you could acknowledge receipt of this email, and that my comments will be considered in the determination of the application.

Yours faithfully

S Day
63A Poole Road
Epsom
KT19 9SQ

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