

Consultee Comments for Planning Application APP/20/01195

Application Summary

Application Number: APP/20/01195

Address: 45 Market Parade, Havant, PO9 1PY

Proposal: Prior notification for change of use from a retail use (class A1/A2), betting office, pay day loan shop or casino to A3 restaurant/café use, subject to prior approval covering noise impacts, odour impacts, waste handling, opening hours, and transport and highways impacts; additionally any operational development necessary for conversion is subject to prior approval of ventilation and extraction and storage of waste.

Case Officer: Selina Donophy

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

Application No. APP/20/01195

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Site Address: 45 Market Parade, Havant, PO9 1PY

Thank you for consulting the Pollution Team on the above application. We are not currently in a position to be able to provide a full comment on this application due to the lack of detail provided. Our observations so far are as follows,

Due to the close proximity of neighbouring residential neighbours there is a high probability of people being affected by odour and noise arising from the operation of an A3 premises at this location.

Should permission for A3 use be granted the use should be restricted to the type of food that can be prepared/cooked at this premises. Giving a general A3 permission would allow future A3 occupiers to prepare/cook foods with higher levels of odour and grease content. Due to the layout of the premises and restriction on odour control, the control of odour would not necessarily be achievable even with the use of odour control measures.

Noise impact is a major concern at this premises for the following reasons,

- o Airborne and structure borne noise from the extraction equipment, including vibration and

external noise generated by the ducting and fan.

o Airborne and structure borne noise arising from use of the kitchen, customers, and any potential music played on the premises.

Taking into account the proximity of nearby residential neighbours and the proposal to restrict termination of the flue to ground floor level there is a high probability of people being affected by the odour. In order to reduce the risk, the discharge from the flue should not be located less than 1m above the roof ridge of any building within 15m of the vent. Therefore, please can the applicant justify why they have not taken this approach?

I note the applicant has provided details of potential fans and silencers to be used, in addition to details of carbon filters for the control of odour/grease. Although the details are welcome, there is not enough information to be satisfied that odour and noise will not be a problem at this premises. For this reason, the applicant should provide a professional report detailing the exact plant to be used, the likely airborne and structure borne noise that will be generated (including the ducting etc, in addition to noise generated by the operation of the kitchen and business in general), how this will be mitigated (including provision of sound insulation), and exactly what odour control measures will be used. The details in Appendices 2 to 4 of the following guidance document must be included, EMAQ (2018) Control of Noise and Odour from Commercial Kitchen Exhaust Systems.

Lastly, I note the operating hours provided by the applicant on their application form and statement are different. Please can the applicant clarify exactly what it is they are seeking.

Thank you

Helen Le-Vallee
Environmental Health Officer
Pollution Team
Havant Borough Council