

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00533	Your Ref:	APP/19/00154
EH Case Officer Extn:	44 6666	Date:	17 May 2019
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/19/00154		
Site Address:	Unit 10, Dukes Walk, Waterloooville, PO7 7HS		
Proposed Development:	Change of use from retail use (Class Use A1) to delicatessen/eatery (Class Use A3/A5).		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

With regard to the latest e-mails from the applicant , I would have no objection in principle with regard to the proposed operation.

My only concerns currently are that the type of extractor proposed for usage is not clear, and further that any A3/A5 approval should not automatically be passed on to a potentially more odourous type operation, in the future.

If this applicatiuon is to receive a favourable decision, I would ask that the following conditions be applied:

Condition 1:

Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Reason:

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

Condition 2:

The extraction equipment installed in pursuance to Condition 2 above shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority and shall not be resumed until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

Reason:

To ensure that the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected.

Condition :

Any A3 / A5 approval should not automatically be passed on in the future, to a potentially more odourous take-away / restaurant type operation, without first confirming that the proposed extraction system would be suitable.

Reason: To protect the amenities of occupiers of adjoining properties

Mr. Mark Moss

Regulatory Officer, Environmental Health