

Consultee Comments for Planning Application APP/19/01033

Application Summary

Application Number: APP/19/01033

Address: 31 Elm Grove, Hayling Island

Proposal: Change of Use of Ground Floor Retail Shop unit (A1) to allow for flexible use of Financial & Professional Services (A2), or Restaurants and Café (A3) or Hot Food Takeaway (A5) use.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Environmental Health (Environment Team)

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

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On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the submitted documentation, and the comments from my colleague which recommend a condition requiring approval the technical details of the extraction system, to minimise potential for amenity / nuisance issues at the residential accommodation above, or in the general vicinity.

It should be noted that commercial premises also represent sources of emissions from combustion & heating associated with both cooking and heating (predominantly Particulates, and Nitrogen Oxides). It is possible for health-based hourly air quality benchmarks to be exceeded as a result from point-source emissions from extract terminals serving cooking and heating processes. The exceedance of these benchmarks at the window or air inlet of a residence as a result of emissions from the premises would be regarded as likely to be 'prejudicial to health'.

Policy DM10 includes within it's scope both 'air pollution' & 'health'. This comment is intended to highlight that Environmental Health may consider any other class of emission listed under DM10 when considering the detailed design of the extraction system (e.g. steam, gases, fume), in addition to those highlighted by my colleague. This may require an indication of the specification of the cooking appliances to be served by the system (e.g. fuel, and power in KW/h), but should not be any more onerous than that to permit this to be appropriately considered.

I would recommend that the reason given for 'condition 1' proposed in EH Consultation response Ref CONS/19/02272 04/11/2019 (Mark Moss) is amended to the following, to expand the scope of it's effect:

"Reason: To ensure that neither the residential amenity of the area nor the health of local

residents is detrimentally affected by the use of the site."

(JD)