

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00631	Your Ref:	
EH Case Officer Extn:	44 6666	Date:	16 April 2019
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:			
Site Address:	Unit 2, 2 St Marys Road, Hayling Island, PO11 9BY		
Proposed Development:	Site Address: Unit 2, 2 St Marys Road, Hayling Island, PO11 9BY Proposed Development: Change of use from a retail use to A3/A4 restaurant and wine bar use, with external seating area.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant and can comment as follows:

There appears to be residential accommodation directly above this and the adjacent shop, and there are other residential receptors within a distance of 20 metres, including the two houses to the west of the proposed bar / restaurant.

I would expect clarification to be provided, as to what acoustic mitigation measures might be required or need to be considered, to ensure no noise impact on residents from any noise generated from within an operational bar / restaurant facility, and also the proposed outdoor gazebo area which is overlooked by the flat upstairs and will also be within 10 to 15 metres from the two houses to the west.

Reference is also made to an extraction system, which it now appears will be of a charcoal filter type & which probably won't require an external flue. As there is no indication at this time as to food types to be prepared, it is not clear as to whether an extractor of the type as advised above, will suffice for odour control purposes.

There is no detail provided, that I can see, related to chiller & / or air conditioning units, which may also contribute to external noise and vibration.

Clarification would also be sought as to the proposed position of smoking areas (gazebo ?), and refuse bin areas including bottle bins

Insufficient detail has been provided with this application to satisfactorily address concerns related to the potential for noise and vibration nuisance and possibly odour nuisance, especially to the residential unit directly above the proposed bar / restaurant and to neighbouring residential receptors.

I therefore raise objection to this application at this time.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

A handwritten signature in dark ink, appearing to be 'MR. MOSS', written in a cursive style.

Mr. Mark Moss

Regulatory Officer, Environmental Health