

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/00322	Your Ref:	APP/18/00176
EH Case Officer Extn:	44 6671	Date:	23 February 2018
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/18/00176		
Site Address:	10 Rails Lane, Hayling Island, PO119LL		
Proposed Development:	Change of use from Class A1 to Class A5 and installation of external fume extraction system at rear.		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		
	Any views you should wish to make should be returned to me no later than 16/03/2018.		

Observations / Comments:

Good afternoon Emma,
I have been asked to comment on this application.
I have looked at the limited information provided.

I am not sure if the plan provided reflect what is to be installed in terms of ventilation equipment, however it appears that part of the cooking area (Grill and Chips fryers) are not serviced by the hood/filtration system. I assume that this will not be the case as odours/fumes would engulf the eating area and not get rid of the smell/fume/odours etc.

I should be grateful to understand how this particular system was developed/designed by the filtration/ventilation engineer. Further, I had a look at the flue and it would appear that discharges will be emitted slightly below windows and potentially rise, and sink passed the parapet wall. the height of the flue does not appear to be sufficient for this type of establishment.

I was not able to see any noise survey conducted/desktop to inform of potential noise levels that may affect nearby residents. No discussion on vibration was seen.

the information provided currently is insufficient for me to provide you with an adequate response, and until information is provided to ensure that the operation of the propose would have no, or minimal impact on nearby residents, I would like to object to this application.

However, should you be minded granting the application, please could the following condition be

inserted in the decision. all conditions would need to be discharge prior operation of the proposed premises.

I understand that my colleagues in the Commercial team will contact the applicant directly in relation to the requirement for the proposed.

I hope this helps

Kind regards
Laurent

1. Noise from demolition/Construction.

Condition 1: No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times
Monday to Friday – 8.00 a.m. – 6.00 p.m.
Saturday – 8:00 a.m. – 13.00 p.m.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

2. Dust suppression method. _

Condition 2: Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

3. Noise generated from the refrigeration units and other equipments.

Condition 3: Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of NOEL when measured according to British Standard BS4142-2014.

Reason: in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

4. Noise generated from delivery vehicles and times of delivery.

Condition 4: Deliveries shall only be taken and/or dispatched from the site between the hours of 07:00am – 20:00pm Monday to Friday and 07:00am – 19:00pm Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

5. Lighting scheme.

Condition 5: No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties from light disturbance.

6. Disposal of waste related to the use of the premises.

Condition 6: A clear waste management policy shall be submitted and approved in writing by Local Planning Authority. The applicant shall provide Havant Borough Council with a clear statement explaining the method of waste management which will be used throughout the applicant activities i.e. Disposal of trade waste, disposal of office waste, etc..

Reason: To prevent contamination to land, water course and smell nuisance.

7. Smell suppression system.

Condition 7: Any proposal relating to install smell suppression equipment (i.e. extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential

Mr. Laurent Lemagnen
Senior Environmental Health Officer