

Good day Lewis

I've been asked to comment on this application for the variation of Condition 3 of App 27995-3 (approved Jan 1984 according to the Planning statement dated August 2022).

I have concerns related to this application, mainly around potential for noise nuisance, and the close proximity of residential receptors. Obviously, if this premises has been operating for many years within the opening times advised of, there may well be noise issues that come to the fore, if now also to be operating within the proposed nighttime periods.

I would ask if the following can be clarified by the agent or applicant:

- a. It is advised there are currently two extract systems with the one approved under App 05/54003/006, to now be removed during the proposed works at the premises. However, no information is provided for the bake oven extract system.
- b. Under App 05/54003/006, Condition 1 of the Decision notice dated 17 January 2006, referred to the hours of operation, which if this unit is removed, would nullify that condition.
- c. Under the same app /05/54003/006, condition 2 related to the condenser units: 'a scheme for the attenuation of night time noise emissions to be submitted to the LPA in writing for approval.' I couldn't find any discharge related to this condition, nor what additional attenuation measures were employed. Are these condenser units still in operation?
- d. The Planning Statement August 2022, refers to Condition 2 being related to the extraction system
'Condition 2 also relates the mitigation of noise emissions from the proposed flue, which has since been discharged.' Should refer to the condenser units? Also refers to Condition 2 having been discharged. (See c. above)
- e. Any specific reason for these particular hours of use?
- f. Will additional cleaning etc be conducted in the kitchen areas after baking etc is completed.
- g. Consideration will need to be given to not disposing of refuse into outside bins during these night time periods.
- h. What are the proposed pick up times for manufactured produce, for delivery to outlying premises?
- i. How will the freshly produced goods be loaded onto the van / delivery vehicles e.g roll cages, trolleys or baskets by hand, etc ?
- j. What are current delivery times for incoming supplies? – and are these to change?
- k. Bakeries I've been in before, can be relatively noisy, with metal baking trays, muffin tins, bread tins and the like, coming into contact with steel racks, stainless steel tables and so forth. Have any additional acoustic insulation measures ever been employed between the shop / kitchen areas and the residential flat above (and possibly adjacent) ?

Answers to the above should give a clearer indication as to whether the proposal will be acceptable or whether it may need conditioning. I would imagine the measures and methodology undertaken at the current bakery at Mengham Road, Hayling, will be a good indicator for what is being proposed in this instance.

There is also the possibility we may need to request an acoustic assessment for this proposal.

Kind regards

Mark Moss

Regulatory officer

Havant Borough Council - Public Service
Plaza,
Civic Centre Road, Havant PO9 2AX

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