

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/02133	Your Ref:	APP/22/00332
EH Case Officer Extn:	44 6666	Date:	30 August 2022
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/22/00332		
Site Address:	9 Frobisher Gardens, Emsworth, PO10 7AS		
Proposed Development:	Variation of Conditions 1 and 2 of 01/65327/003 to approve extractor system to suit range of foods and cooking processes undertaken at the premises.		
	RECONSULTATION REQUEST for revised plans and/or documents received		

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:

I have no objection in principle to this application.

The extraction system, initially installed by the applicant, was upgraded earlier this year to include carbon filtration and additional attenuation, and was re-routed through to the front facade of the shop.

The current menu, includes certain meats and some seafoods such as salmon, prawns & mussels, and a variety of sandwiches, hot meals and so forth. The latest submission with regard to cooking methods and food preparation, employed in relation to said menu, suggests that the kitchen extraction system now in place should adequately cover the current menu and cooking methods.

The current menu that has been provided, and the stated cooking methods should be conditioned as such, to ensure any potential future occupants of this premises are limited to the aforementioned menu & cooking methods, without an approved variation planning application.

I would also ask that the following conditions be included in any favourable decision notice:

Condition 1:

The extraction and filtration equipment installed to suppress and disperse any fumes and/or odours produced by food preparation and cooking, shall be effectively operated for so long as the current use continues.

Reason: To ensure that any 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 1 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.

Mr. Mark Moss

Regulatory Officer, Environmental Health