

Karen Wooden

From: Aaron Wright
Sent: 13 December 2013 10:12
To: bst shared
Subject: FW: 6 Queens Street, Emsworth

Please add to Meridio - APP/13/01105 and 01106

From: Les Glass
Sent: 12 December 2013 16:23
To: 'lauren hill'
Cc: Mark Moss; Aaron Wright
Subject: RE: 6 Queens Street, Emsworth

Dear Ms DiFonzo

Thank you for email.

The planning application consultation for the change of use of the premises was passed to Environmental Health last month and was allocated to my colleague, Mark Moss, Senior Environmental Health Officer to respond. I understand he responded to it promptly.

The matters which we can deal with when responding to planning applications are somewhat limited and include matters which might lead to potential nuisance being caused to neighbouring properties such as noise, odours etc. The Environment Team do not deal with matters such as Health & Safety at Work, which come within the scope of the Commercial Team.

Whilst the Commercial team may have concerns about what is proposed in a planning application, such concerns rarely have planning implications but might be taken up directly with the applicant. They have no enforcement powers prior to a premises opening.

I believe the matters raised by my colleague Mark Moss will shortly be available via the planning portal on the Council's website since our comments are a public record.

If there are any other matters you wish to raise, these should be addressed directly to the planning officer (Mrs Wright) dealing with the application.

Yours sincerely

Les Glass
Environmental Health Team Leader (Environment)

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

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From: lauren hill [mailto:lauren@ldmspr.com]
Sent: 12 December 2013 14:02
To: Les Glass; Planning and Development Shared Mailbox
Subject: Environmental considerations request

Mr Les Glass
Team Leader, Environmental Health
Havant Borough Council
Public Service Plaza
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Hampshire
PO9 2AX

Dear Mr Glass,

I am writing to you in reference to applications for change of use and conservation area for 6 Queen Street, Emsworth. In reference to environmental issues and safety concerns.

The application numbers are APP/13/01106 and APP/13/01105

There are several areas that I am sure you will take into account but which we would ask for your particular care and guidance as team leader of Environmental Health at Havant Borough Council.

The first is the intense use of the property as an eatery/ hot and cold take away Pie and Mash applied for. The applicants intend to use every space of the very small building and outbuilding for either cooking, seating and provision of take-aways. This gives rise to serious safety, health and danger issues for all the community and its residents and to customers alike. The intensity of tables, chairs and counters on all levels of a listed building, with its inherent narrow steep stairs, narrow rooms with stepped in-betweens, tiny frontage (pushchairs and disabled vehicles) and lack of accessible space. Especially in emergency situations.

When the Driftwood Cafe (High St) applied for the same A3 use, 6 years ago, they had significant limitations placed on use by Havant Council. I.E, that no hot or cold Take-Away foods would be sold, that cooking on the premises should be limited to heating and serving, rather than preparation and cooking from scratch. This they have happily adhered to, ensuring the Cafe works well in its surroundings. They only use a domestic extractor and don't need that continuously. All cooked food, i.e pies is prepared away from the premises. A restriction imposed by Havant Council Planning.

No 6 Pie and Mash shop is proposing to cook and prepare everything from scratch on the premises, 7 days a week, using a domestic extractor fan? They propose to cook in both the exterior kitchen and the internal rear of the small room, with public seated close by? Onions/fish/meat/spices... so we are seriously concerned for near neighbours and a wider community too.

With the proposed use of every accessible space for the public, another serious concern to us is the total lack of any space to store waste from food, left overs, containers, boxes and food stuff. The only access to the rear is through the shop and as the proposed outbuilding kitchen takes up all of that space, we are at a loss to see where it will be stored? It is a planning requirement for Cafes and Take-Aways to provide separated areas for bins etc., with heavy fines being imposed for non-compliance. This makes us very worried and for reasons of vermin too.

When our home was renovated and carefully extended in 2007, the owners of No 6 lodged a legal objection under the provisions of the Party Wall etc. Act 1996. Their concerns were insufficient ventilation. They received an award under the act where ventilation was a serious problem from the proposed extractor and site of the boiler. The boiler was subsequently positioned elsewhere. Conditions still apply and are on-going. With very old buildings, dampness can permeate through adjoining walls and increase dampness where walls adjoin. We are very concerned that No 6 adjoins not only us but was originally part of the Beauty Salon and so is adjoined from both sides. With the intensity of use proposed, ventilation/dampness is a real worry.

The last environmental concern is the increase of delivery lorries, cars/blocked pavements(there is no pavement wide enough on the opposite side of Queen Street, so mothers and babies, elderly and disabled all use the path going past No 6. The safety of the community is of real concern, as a result. Many of Emsworth's residents have included this in their concerns on the planning portal.

These are not nimby concerns but very real issues, which will affect many of the residents and wider community in Emsworth.

We would ask you please to consider these points carefully for the benefit of all.

Kind regards

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