

Michelle Houghton

From: Tina Pickup
Sent: 24 April 2014 16:22
To: bst shared
Subject: FW: APP/14/00292 23 London Road, Cowplain, Waterlooville, PO8 8DF

please can this be logged to APP/14/00292 & the web

thanks, Tina

Tina Pickup
Planning Officer - 02392 446461
(Tues 10am - 3pm; Thursday & Friday all day)

Development Control
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
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From: Laurent Lemagnen
Sent: 14 April 2014 15:59
To: Tina Pickup
Subject: APP/14/00292 23 London Road, Cowplain, Waterlooville, PO8 8DF

Good afternoon tina,

I have been allocated this application to comment on. On the face of it the ice cream parlour should not really have a significant impact on the location however since it will fall thereafter to a A3 use, it could be turned into a restaurant or café at any stage without having to apply further. Therefore to prevent potential negative effect on the surrounding area, I would like to object to this application.
However if you are inclined to grant this application I would like for some conditions to be imposed.

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. Noise generated from the refrigeration units and other equipments.

Condition 2: 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 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

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

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

Condition 3: 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.

4. Lighting scheme.

Condition 4: 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.

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

Condition 5: 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.

6. Smell suppression system.

Condition 6: 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 properties from noise, vibration and/or odour nuisance.

I hope this helps

Kind regards
laurent

Mr. L. Lemagnen
Senior Environmental Health Officer

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