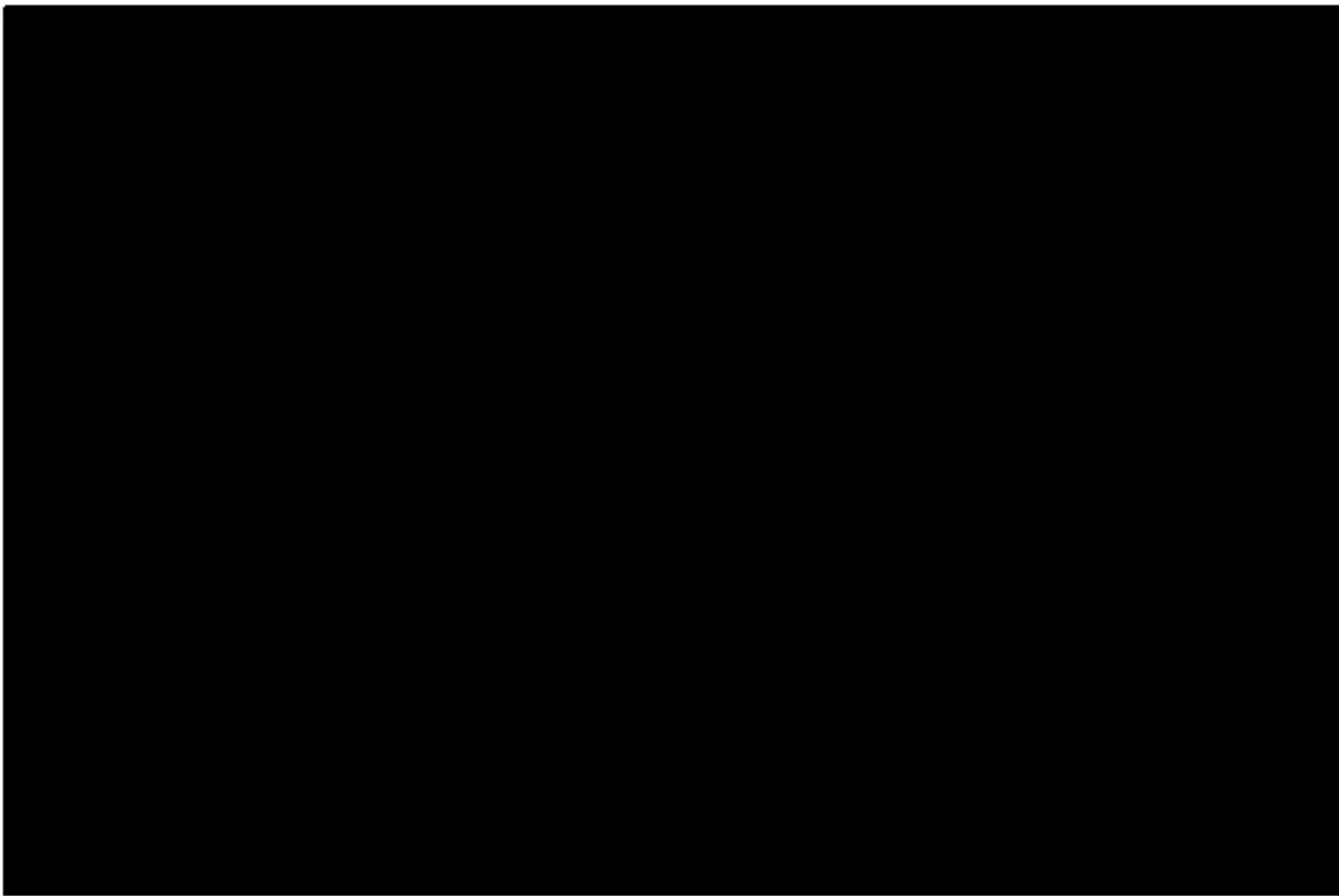




From: Laurent Lemagnen
Sent: 01 May 2013 15:53
To: Daphney Haywood
Subject: RE: 341 Milton Road, Cowplain, Waterloooville, PO8 8LH

Good morning Daphney,

I object to the proposals for the following reasons:-

The development would lead to a detrimental loss of amenity if not nuisance, to nearby residential properties due to odour, noise and general disturbance. I would draw your attention to the document "Consultations on Planning Applications for Hot Food Premises: Guidelines for Odour and Environmental Control" produced by the Hampshire and Isle of Wight Branch of the Chartered Institute of Environmental Health.

I understand that the outcome of previous planning appeals would indicate that we can neither insist on a detailed menu nor prevent a subsequent change to a different style of cuisine within Use Class A3. I therefore believe we should treat this application as if it were for a style of cuisine within Food Category 4 (very high odour/very high grease content).

There is residential accommodation above the shops in this parade and other residential property in every direction around this site. Therefore, from an Environmental Health perspective, I would have to object to the use of this site for any use within Use Class A3, even if one of the styles of cuisine within Food Category 1 (with low odour/low grease content) were proposed.

It should be appreciated that there is a widespread misconception that it is merely necessary to specify the appropriate type of extraction/filtration system to eliminate an odour problem. The Committee should be fully aware that whatever system of odour reduction is specified, there is still going to be a distinct characteristic odour in the vicinity and complaints may be made.

I would point out that at several other sites where planning consent has been granted, there is a distinct cooking odour in the vicinity despite a charcoal filtration system being used together with a flue outlet above ridge height. At this site, a high flue outlet would be difficult, if not impossible, to achieve, and the applicant proposes an outlet below the level of the residential accommodation upstairs.

I would remind you of the case of 52 Hazelton Way, formerly a Chinese take-away, an extraction system incorporating charcoal filtration was installed and despite this, odour problems were caused to neighbouring residential property. This was later confirmed in a Planning Appeal decision of 24 June 1994 (Application no. 93/55323/5) at paragraph 7:-

"..... The Council's Environmental Health Officer has referred to problems of residual odour in the extracted exhaust gases, notwithstanding the efficiency of the extraction/absorption system. It appears to me that complaints from residents, based on smell problems, are fully justified....."

I would also draw your attention to the statement made by the Planning Inspector in the case of the Planning Appeal decision of 4 April 1997 (Application No. 95/61380) in respect of the proposed Indian style takeaway at Unit 8, 1 Westbrook Centre, Tempest Avenue, Waterlooville, at paragraph 8:-

8. I appreciate that modern extract equipment can deal with most smells and fumes, provided that it is regularly maintained, although the evidence is that it is impossible to eliminate them entirely. Where hot food takeaways are well away from dwellings, say in a town centre, there is usually little harm from stray smells.

However, where dwellings are close by, it can be unpleasant for residents to have to endure cooking smells every day, especially in summer months when windows are more likely to be open. In this residential neighbourhood, I consider that the flats above the shops and houses to the east and south are so close to the premises that the living conditions of their occupants would be seriously harmed by cooking smells which would be discharged.

I hope this help but please do not hesitate to contact me if you have any queries

Regards
laurent

Mr. L. Lemagnen
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From: Daphney Haywood
Sent: 30 April 2013 14:36
To: Laurent Lemagnen
Subject: 341 Milton Road, Cowplain, Waterlooville, PO8 8LH

Laurent

Variation of Condition 2 of Planning Permission 99/56355/1 to allow Sunday opening between 1700 to 21.00 hours.

Sorry to chase but I need your comments to inform the decision and the application is now quite old.

Daphney Haywood
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