

HAVANT BOROUGH COUNCIL

MEMORANDUM

From: Environmental Health	To: Development Services Manager
Our Ref: EH/LTG/ltg	FAO: Mrs A Wright
	Your Ref: APP/12/00652
Ext. No: 446668	Date: 24 July 2012

**Re: BAE Systems, Elettra Avenue, Waterloooville, PO7 7XS
Outline application for demolition of "main building" and ancillary
restaurant and redevelopment to provide business units (Class B1, B2 and
B8), car showroom, drive thru restaurant, hotel and restaurant and
associated parking with access from Elettra Avenue.**

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I object to this application since I believe the development may cause a detrimental loss of amenity, if not nuisance to the occupiers of neighbouring residential properties due to odour from the drive thru restaurant and noise from plant such as ventilation, air conditioning and odour extraction plant.

1. Noise

According to the acoustic report submitted with the application my colleague, Mr Mark Moss, advised them that the target rating level for noise from plant should be background level + 5dB. I have discussed this point with my colleague and he cannot recall such a conversation. However, when speaking to consultants I would normally ask for a target level of 5 dB **below** background, and maybe they misunderstood what was said and possibly who said it. However, the figures they've predicted, are mostly at least 5 dB below background and they predict only 1 dB below background only at the closest residential property in Fennel Close.

If the developers and their consultant were prepared to accept a target noise level for fixed plant 4 dB lower than they have stated, I would be happy to withdraw my objection on noise grounds.

2. Odour

There is clearly a high risk of odour nuisance being caused to the same property and its neighbours in Fennel Close due to a drive-thru. The odour report states "*Based on this, the proximity of the receptors and the likely*

dispersion characteristics, the overall risk level, in accordance with the Defra guidance, has been determined as High, requiring a high level of odour control"

If the Committee were of a mind to approve this application I would ask that the following conditions be applied to any consent granted to address the odour issue:-

Condition 1 Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Reason: To ensure that 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 (No.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.

I would point out that the requirement to keep documentary evidence regarding maintenance of the extraction system in Condition 2 above, rather than merely adding it as a suggestion in a note, is included as a result of the outcome of Planning Appeal Ref: T/APP/X1735/A/99/1024801/P4 in respect of 341 Milton Road, Cowplain.



L.T. Glass
Environmental Health Team Leader (Environment)