

PERMIT

Jacky Clark

From: Michael Bolt [room_101@messages.co.uk]
Sent: 31 January 2011 22:00
To: Planning and Development Shared Mailbox; Jacky Clark; Steve Weaver
Cc: Michael Bolt
Subject: Re: 16-18 West Street - APP/10/00884
Attachments: Small Store Plan with windows both layouts.ppt; Condenser.ppt; 9 inch extractor.mht; Spent Grain Store.mht

Dear Ms Clark,

Please find attached, as requested:

Floor plan of small store, showing windows and other ventilation, scale in meters, and direction of North (file entitled "Small Store Plan with windows both layouts.ppt")

There are 2 different layouts given, as we are currently looking at an alternative supplier, due to delivery problems with the one originally intended.

The alternative supplier uses 4 vessels instead of 3, but does not require an Underback.

On our initial contact, we were uncertain as to whether a Condenser or a Filtered Fume Extractor was more suitable.

Taking advice from both manufacturers, they both recommend a condenser. This will be fitted to the Copper during the Wort Boil (approx 90 minutes per batch) and will discharge the fumes into the waste water supply, instead of into the atmosphere. (attached file "Condenser.ppt"). Exact dimensions will depend on the manufacturer, due to the different heights of the vessels, and varying positions of the vent.

In addition to the condenser, a simple extractor fan will be fitted into the store window. This will have the a specification similar to the attached file: (file "9 inch extractor.mht"). This is a standard commercial unit. Flow rate 795m3 per hour, noise level 43dBA at 3 metres. This will give around the recommended (for food preparation purposes) an air exchange of around 10 an hour, at an acceptable noise level. This will be run whenever the plant is operational.

Inflow of air will be via the fixed louvered vent, which will be protected with a fly-screen.

Also attached is the specification of the store for spent grain (file "Spent Grain Store.mht"). This can be locked as required.

It is intended to position this just outside the door to the small store, to allow the spent grain to be store and collected with minimum effort.

The exact location is to be agreed with the landlord.

I hope this answers all of your concerns, and that the planning application can now proceed.

Please let me know as soon as possible if you require any further information.

Best regards,

Michael Bolt

ps I had hoped to provide all of the attachments in PDF format, but my PDF printer is not behaving itself at the moment. If you cannot read any of the attachments please advise me as soon as possible.

Jacky Clark

From: Michael Bolt [room_101@messages.co.uk]
 Sent: 14 December 2010 21:14
 To: Planning and Development Shared Mailbox; Jacky Clark; Steve Weaver
 Subject: Re: 16-18 West Street - APP/10/00884
 Follow Up Flag: Follow up
 Flag Status: Red
 Attachments: Block Plan plus notes A3 revised parking.doc; Small Store elevations.ppt

Dear Ms Clark,

Thank you for your response.

I would like to address your points as follows:

1: Attached is a file showing revised parking spaces (Block Plan plus notes.. in Word format)

This clarifies the parking allocation. Note that the P3 area is now 2 spaces (formerly 3), and the "tandem" parking in P2 is shown.

I do not propose to give further information on site boundaries and other buildings for the following reasons:

a) The application is for change of use only, and no structures on the site are being altered externally, with the possible exception of external flues (see point 4, below)

b) The "Guidance of information requirements and validation" says:

(Section 48 Site Plan)

"The site plan should show ... the following , unless these would NOT influence or be affected by the proposed development..."

g) boundary treatment including walls or fencing where this is proposed" (their emphasis)

and Section 49

"Local Planning authorities are reminded of the need to take a proportionate approach...For example, it should not be necessary for an applicant to provide detailed elevations of existing buildings on the site if these will not be altered by the development, or detailed boundary treatments if these are entirely unaffected by the development" (my emphasis).

I think these paragraphs cover this case, so boundary details should not be required.

2: I am currently redrawing the floor plan of the small store, to show the requested information. I would hope to have the revised drawing with you later this week.

For positioning of windows, etc, refer to point 3 below.

The casks and malt will be kept in the large store.

Spent hops will be removed from the site on the day they are produced, and composted at home (quantities are small: less than a small carrier bag per batch).

Spent grain will be stored in a metal (or plastic) lockable store (about the size of a wheelie-bin) adjacent to the small store. Details of the store and location have yet to be confirmed, but I will supply them as soon as they are available. Arrangements will be made for them to be collected within 24 hours of becoming available.

I do not intend to provide plans for the large store: it is currently B1 used, which includes storage use. This building is not affected by the planning application, so I do not consider that the information is necessary (See point 1, above).

3: Existing elevations of the small store are in the attached file: "Small Store Elevations" PowerPoint format. See also point 4, below

4: We are currently talking to suppliers of condensing and filtering equipment, and will forward details of preferred solutions when they become available. Part of the delay is that we are looking at an alternative supplier, and the detailed information is slightly harder to get hold of. I would hope to get the information to you before Christmas.

The proposed solutions will have an impact on positioning of vents, etc, so they can be added to the elevation drawings when they become available.

A ventilation statement can then be provided.

Out of interest, can you advise how the ventilation of "The Havant Brewery" was arranged/approved. The

15/12/2010

brewery is at 29 Gladys Avenue Cowplain PO8 8HT (www.thehavantbrewery.co.uk). It has been operating from a domestic garage for about 18 months, but I haven't been able to find any information on the council planning website.

Your comments would be greatly appreciated, and I will provide further information as soon as possible.

If you need other details, don't hesitate to get in touch.

Best regards,

Michael Bolt

----- Original Message -----

From: planning.development@havant.gov.uk
To: room_101@messages.co.uk
Sent: Wednesday, November 17, 2010 10:00 AM
Subject: 16-18 West Street - APP/10/00884

Dear Mr Bolt

Please find attached a copy of our correspondence re 16-18 West Street.

Kind regards

Jacky Clark

Technical Officer

HBC

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