

Mrs Chisnall
Planning Development Service
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants PO9 2AX



14 November 2017

Dear Mrs Chisnall,

APP/17/01071: Northney Farm Tea Room

We wish to comment on the proposed expansion of Northney Farm Tea Room. We are the owners of "Meadowsweet", the 16th-century Grade 2 Listed Building which is adjacent to the Tea Room. Our barn is attached to the barn of the tea-room complex, and our garden is close to its patio.

Over the last 5 years or so we have been badly affected by noise issuing from the tea-room complex. Everyday trade in the tea-room during the summer months has meant that many people sit outside, talk loudly (often so that we can overhear every word of their conversations) and children scream and play. Visitors to functions in the barn such as family events, talks, and exhibitions flow over onto the patio near us, where they converse in loud voices. When noise levels become intolerable, our only recourse is to leave the garden.

Having studied the proposed alterations, we are primarily worried about increasing noise levels. Since our garden is now well screened by trees and shrubs, we find that the visual aspects of the plan are presently less of an issue to us, although we are concerned about the impact of the project on the environment, parking etc. With this in mind we like to comment as follows:

Accepted plan:

In the original plan of 17 March 2010 which was accepted by HBC and agreed with us, the terrace area only occupied the shaded area of the tearoom extension shown in the present proposal; this also included parking for a minibus, since the development was intended for schoolchildren to visit the farm for educational purposes. The terrace was then 15m away from our garden border, measuring a total of 90 m²; see page 3 below.

Present scenario:

During the building of the tearoom complex, the bike shed was moved south towards Meadowsweet, thus freeing a further 48 m² patio space in front of the barn, including the now redeployed bike shed. Out of a total of 150 m², 32% of the total terrace area is now just 5.8m away from our garden; see page 4 below.

Proposed plan:

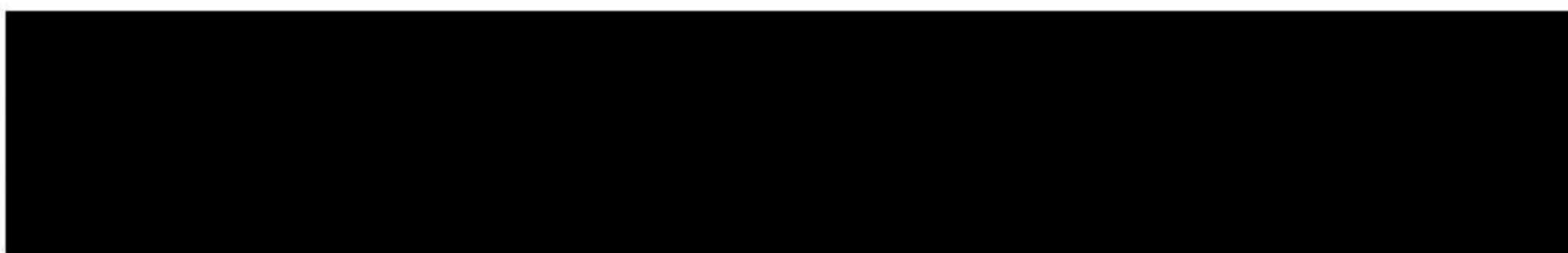
The proposal calls for a new but smaller terrace area of 124 m², just over 50% of which would be adjoining the barn. In terms of present visitor numbers, we must therefore expect $50\% \div 32\% = 160\%$ more guests who will use the patio next to our garden; see page 5 below. Including the planned upgrade from 32 to 70 covers inside the tearoom, barn patio use would rise by 350%, clearly not a nice prospect.

Being already a very successful commercial project, there is little doubt that visitor numbers to the tearoom would rise significantly following the proposed expansion. Also, when people are closer together they will raise their voices to be heard, resulting in a disproportionate increase in sound levels.

There are several possible ways in which noise can be reduced, such as changes to layout, screening and careful management of customers. A screened acoustic wall is just one of such options. All of these methods should have an effect and we would like to discuss what can be done with Stan and Mary Pike and yourselves.

Of course, we cannot accept the proposed plan as it stands, but hope that with the help of everyone involved, an acceptable solution can be found.

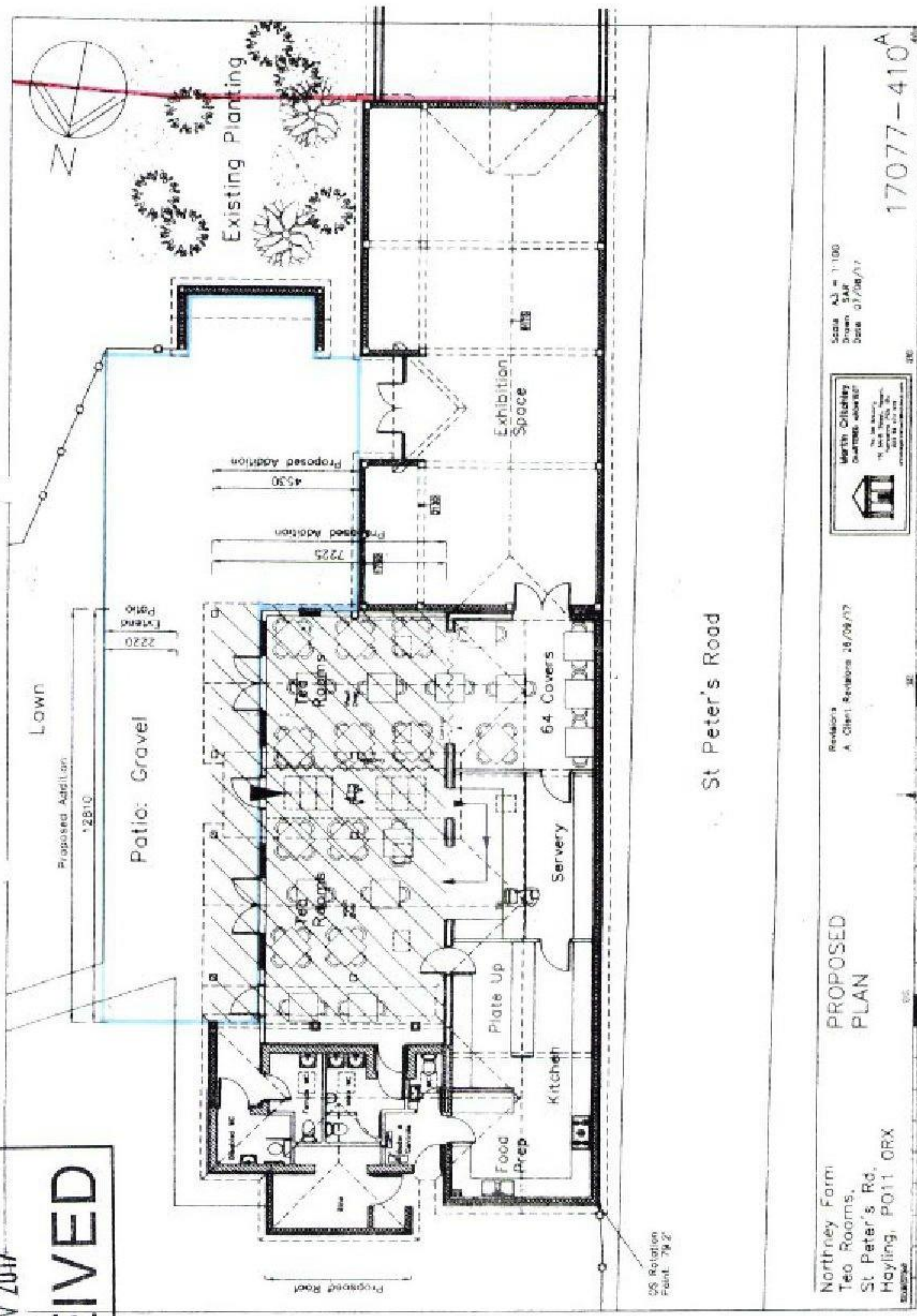
Yours sincerely,



(Dr) Walter Ditmar and (Prof) Sue Ditmar

Meadowsweet
St Peters Road
Hayling Island
Hants PO11 0RX

HAVANT BOROUGH
COUNCIL
15 NOV 2017
RECEIVED



PROPOSED PLAN

Patio shown in blue, Meadowsweet border in red

Northney Farm
Tea Rooms,
St Peter's Rd,
Hayling, PO11 0RX

PROPOSED
PLAN

Revisions
A Client Revisions 28/09/17



Scale A3 = 1:100
Drawn: SAR
Date: 07/08/17

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