

## RESPONSE FORM - Public Health & Housing

Planning  
West Suffolk Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk

Case Officer: Kerri Cooper  
Application No: DC/20/0479/FUL  
Consultation Period Expires: 21 April 2020

Regulatory Officer (Name): Karen Cattle  
Regulatory Reference Number: WK/202009853

### CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL: Planning Application - Public House and restaurant  
(following demolition of existing derelict public house)  
LOCATION: The Fox PH, Haverhill Road, Little Wratting, Haverhill

Sections(s) responding (please tick):

Contaminated Land	<input type="checkbox"/>	Local Air Quality	<input type="checkbox"/>	Private Water Supplies	<input type="checkbox"/>
Sustainable Development	<input type="checkbox"/>	Environmental Permitting Issues	<input type="checkbox"/>	Commercial Environmental Health	<input type="checkbox"/>
Licensing	<input type="checkbox"/>	Public Health & Housing	<input checked="" type="checkbox"/>		

Do the Public Health & Housing object to this Application? Yes  No

### Comments to explain why object/support the application:

I refer to the above Planning Application for a Public House and restaurant at The Fox Public House, Haverhill Road, Little Wratting, following the demolition of the existing derelict Public House.

I understand that the proposed restaurant will accommodate 60 covers with an additional 32 bar covers. At first floor level there will be staff changing facilities adjacent to a self-contained flat which will be occupied by the staff manager.

The site has been laid out to move the building further to the rear of the site and provide a terrace and garden area. External dining is also proposed to the front of the restaurant near the entrance and car parking will be to the north and west of the site. Service deliveries will be to the west of the building.

Whilst the land to the rear of The Fox Public House is not currently developed, Planning Approval has been given under DC/15/2151/OUT for the construction of up to 2.500 dwellings on the site. The site is to be developed in phases and a Reserved Matters application recently submitted indicates that Phase A1 of the

development will extend to the rear boundary of The Fox Public House.

Consideration will therefore need to be given to the impact of the activities at the proposed public house on the existing and proposed residential occupiers in the vicinity of the application site.

Whilst no details have been submitted with the application, consideration will need to be given in respect of noise arising from the operation of any external plant or equipment, including any refrigeration, air conditioning or extract ventilation plant within the commercial kitchen, restaurant and bar areas. There is also potential for odour nuisance from the kitchen extract ventilation system and effective odour mitigation measures are likely to be required.

Noise arising from deliveries to the premises should also be considered so as to ensure that they do not give rise to disturbance. In addition, whilst no opening hours have been stated within the application, consideration will need to be given to noise arising from people arriving and leaving the public house, particularly late at night, and from people using the rear terrace and garden areas, all of which may impact on the proposed residential occupiers to the north of the site.

Whilst Public Health and Housing would not wish to object to this application, it is recommended that the following conditions are included in any consent granted to protect the amenity of the area.

**Suggested conditions or amendments:**

1. The hours of demolition, site clearance and construction operations including deliveries to the site and the removal of excavated materials and waste from the site shall be limited to 08:00 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No construction activities shall take place at the development site on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of occupiers of properties in the locality from noise and disturbance.

2. Prior to commencement of development, including any works of demolition, a Construction Method Statement detailing the measures that will be taken to control the emission of dust and dirt during demolition, site clearance and construction shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction period.

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of properties in the locality.

3. Prior to first use details of the ventilation system and system to control odours from any cooking process shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the measures to abate the noise from the system and a maintenance programme for the system. The system shall be installed prior to first use and thereafter the system shall be retained and maintained in complete accordance with the

approved details unless the written consent of the Local Planning Authority is obtained for any variation.

Reason: To protect the amenities of occupiers of properties in the locality.

4. No plant or equipment associated with the development, including any heating installations, air conditioning plant or extract ventilation systems shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, predicted noise levels, location and screening of the proposed plant or equipment and any noise mitigation measures to be installed. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation, the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality.

5. Deliveries shall only take place between the hours of 08:00 to 18:00 Mondays to Fridays, and 08:00 to 17:00 Saturdays, Sundays and Bank Holidays and at no other times unless agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of properties in the locality.

6. The opening hours of the premises shall be restricted to between 09:00 and 23.00 hours only Mondays to Saturdays and between 09:00 and 22:00 hours on Sundays. All customers shall have vacated the premises by the stated closing times.

Reason: To protect the amenity of occupiers of properties in the locality.

7. All lighting installations to be provided at the site, including those within the car parking areas, service area, external terrace and garden, shall be positioned so as not to cause any glare to the residential properties in the vicinity of the site.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality.

**Observations on non planning issues:**

**Date:** 15 April 2020