



Subject:

2022/5639/P

I would recommend the council issues a refusal to this application unless the applicants can satisfactorily demonstrate that they have taken steps to drastically reduce the noise and smells issues that began once they started operating from the premises only recently.

In the first instance, if it does grant permission the council should only do so if it places a condition that the rear kitchen skylight windows are sealed at all times. Residents report that these are constantly open. Their being open undermines the effectiveness (and indeed the point) of having an extraction system. The two issues are clearly linked so the council would be entitled to attach this condition to any permission regardless of whether these windows are pre-existing or not.

The odour report states: *"It is recommended that additional odour abatement is installed, as outlined above, in order to achieve a high level of odour control. 4.1.3 Provided that additional odour abatement is installed to achieve a high level of odour control there should be no risk of odour effects at local receptors."* However, given that this is a retrospective application it means this can be tested in real time. The numerous complaints from residents attest to the fact that whatever system is in place at the moment is not working.

The same goes for the noise from the various pieces of new equipment - planning permission should only be granted once these noise levels are successfully brought down. We have the chance to test this and get this right. If we do not, then we will just end up imposing more work on the environmental health and/or planning enforcement teams to deal with the aftermath of the granted permission. The council should also impose a condition that prevents the use of the air conditioning outside of 11:00-23:00h.

Finally, the refrigeration unit should not be on the roof. Even if this is to the rear of the building, it probably shouldn't be acceptable anywhere but certainly not in a conservation area. At the very least it should be covered and soundproofed.

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