Jane Steel

From: public.access@hinckley-bosworth.gov.uk
Sent: 25 August 2023 12:28
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00711/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 25/08/2023 12:27 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00711/FUL
Address:	The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF
Proposal:	Change of use from cafe (Class E(b)) and residential (Class C3) to convenience foodstore (Class E(a)). Construction of two storey side extension, two-storey and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping and other works
Case Officer:	Matt Jedruch

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Comments Details

Comments:

It needs to be noted that the intended use is likely to cause impact from noise on residential premises adjacent to the site and the proposal is quite different from the current use as a small café and pub car park. However, the use is typical for a small village location and so through careful assessment and mitigation and going forward, management of the site, it is possible that the impact will not be significant and so I do not wish to object to the proposal.

However, prior to final comment, I have the following queries on the noise report submitted which require clarification.

The report states that the nearest residential premises is 20m from the delivery area; it is my understanding that 2 Main Street is directly adjacent and so the conclusions will need to be reconsidered.
It is stated within the report that a 2m fence is proposed, however, this is not shown on the plan. Based on my comment regarding 2 Main Street, is it being considered to erect a 2m fence along the property boundary to mitigate the noise?
Table 6 details noise levels as LaeqT and then Table 7 shows levels as Laeq1hr. I am concerned that this assessment does not show the true impact from noise as the impact will be lost as a 1hr average.

Regarding deliveries, is the applicant willing to condition the delivery times to

07:00-18:00 Mon-Fri, 08:00-13:00 Sat and 10:00-16:00 Sun?

In addition, it needs to be confirmed that there will be no cooking/baking on site. If it is, what means of ventilation are proposed?

Finally, no lighting details and assessment of impact from light has been submitted.

Kind regards