

P/15/0463/FP

GREENE KING PLC

HILL HEAD

AGENT: SMITH COLDHAM
DESIGN LTD

STAND ALONE WALK IN FREEZER ROOM.

THE CUCKOO PINT 120 CUCKOO LANE FAREHAM HAMPSHIRE PO14 3QP

Report By

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Site Description

The Cuckoo Pint is a two and single storey detached building situated directly on the north side of Cuckoo Lane opposite its junction with Plymouth Drive.

The building has been operating as a public house since the late 1970s.

Description of Proposal

This planning application seeks planning consent for a stand alone building accommodating freezer units to be located on the northern boundary adjacent to Upper Old Street.

The application is accompanied by an Environmental Noise Assessment Report.

The freezer building would measure 4.1 metres by 2.9 metres and 2.8 metres high. It would have a mineral felt flat roof and light grey stove enamelled aluminium cladding. There would be a door inserted in the elevation facing the main building.

A small fully insulated condenser unit would be positioned to the east of the building measuring 1.2 metres square and 0.7 metres high.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

Relevant Planning History

The following planning history is relevant:

FBC.7672/1

PERMISSION 24/04/1979

P/10/1051/FP

RETENTION OF LEAN-TO SMOKING SHELTER (RETROSPECTIVE APPLICATION)

PERMISSION 10/01/2011

P/08/0426/FP

PROVISION OF FLAT ROOF CANOPY TO SIDE OF PUBLIC HOUSE TO PROVIDE EXTERNAL DRINKING/SMOKING AREA

REFUSE 16/05/2008

P/08/0196/FP ERECTION OF PART EXTENSION/CANOPY OVER EXTERNAL DRINKING AREA TO SIDE OF BUILDING

WITHDRAWN 31/03/2008

P/07/1258/FP RETENTION OF OUTDOOR SMOKING SHELTER AND THREE SCREENS

PERMISSION 30/11/2007

P/96/0015/AD DISPLAY OF EXTERNALLY ILLUMINATED SIGNAGE

CONSENT 5 YEARS 30/01/1996

Representations

Five letters of objection have been received raising concerns over potential noise pollution and one letter also mentioning that two interconnecting doors would be better to help prevent domestic pets and small animals getting trapped within the freezer.

Consultations

Director of Community (Environmental Health) - no objections.

Planning Considerations - Key Issues

The freezer building would be largely screened by trees, hedges and brick wall and thus it does not raise concerns over impact on the character and appearance of the street scene or the local area. Therefore, the main consideration includes its impact on the living conditions of residents of the nearby dwellings, in terms of noise pollution.

A noise assessment has been undertaken and submitted to establish the level of noise from the freezers within the proposed building. This assessment has been based on the level of noise generated by the proposed freezers and the background noise within its proposed location using methods prescribed by British Standards which are used to assess the impact of noise from commercial/industrial activity upon residential properties. Background noise measurements were taken between 7pm and 1am for periods of 15 minutes.

The Council's Environmental Health Officer has confirmed the assessment indicated that there is unlikely to be an intrusion from the freezers during the operating period with the recommended acoustic and control measures in place. The agent has provided details of the proposed enclosures and the Environmental Health Officer confirmed that they are acceptable.

For the reasons set out above, planning permission is recommended.

Recommendation

PERMISSION:

1. The development shall begin before 23th July 2018.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved

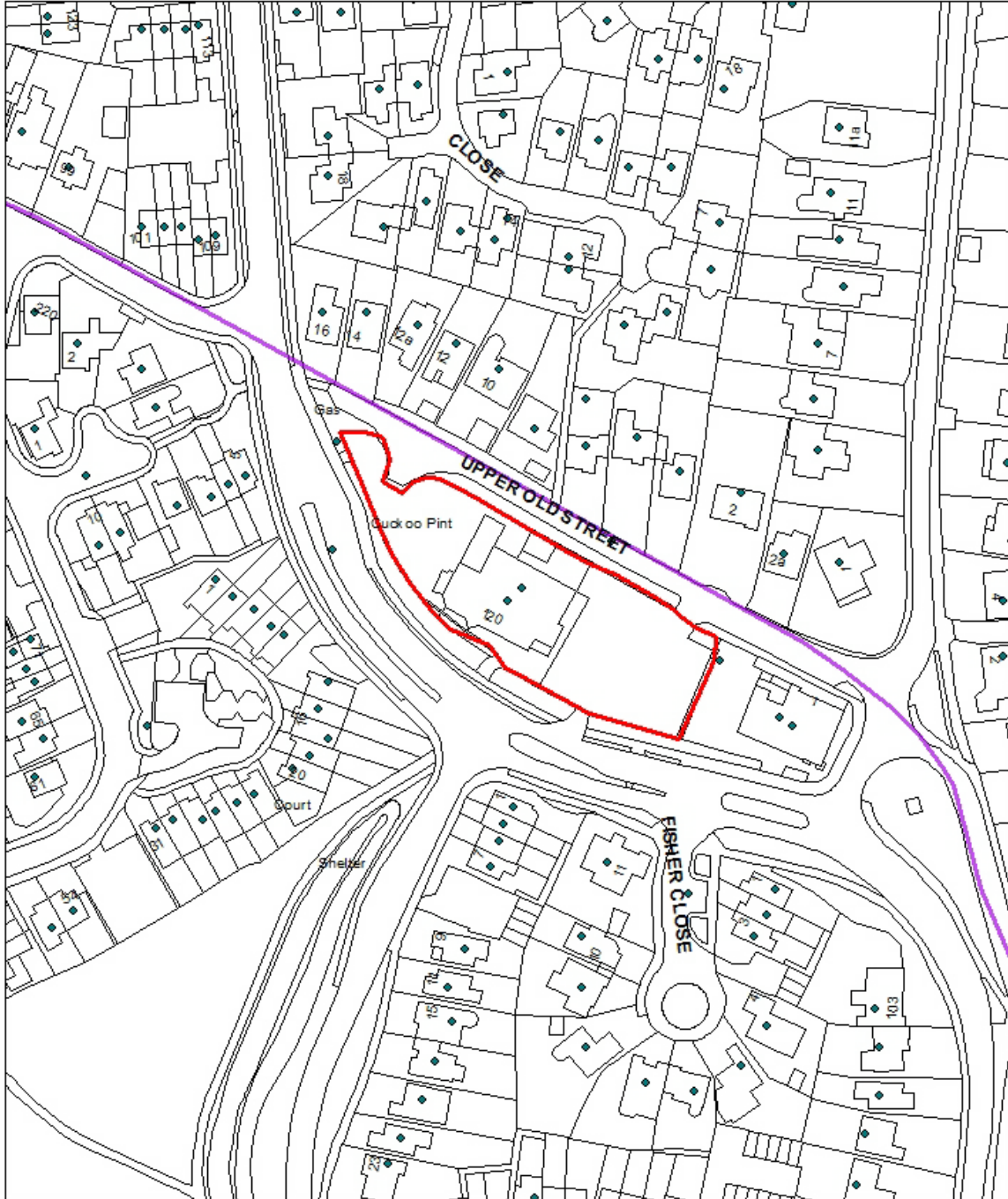
documents:

- a) Proposed site layout plan;
- b) Proposed plan and elevations, dwg. no. 5741-15-104;
- c) Proposed freezer elevations and free standing unit, dwg. no. 5741-15-105;
- d) Details of Storer Enclosures Systems, including noise data;
- e) Environmental Noise Assessment Report by ENL Acoustic Consultants Ltd date June 2015.

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



THE CUCKOO PINT
SCALE: 1:1,250

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