

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/22/0500

Case Officer: Officer: Steve Astles

Address: The Topsy Fox Worthing Road Southwater

Proposal: Retrospective application for the erection of a single storey detached building for kitchen, brick building for fridge, covered seating by car park, children's play area and static single decker bus for draught bar (Full Application).

Date comments required by: 06/05/22

Details of the application can be viewed through our Public Access webpage or from the Case Officers file.

PHLO Comments:

I have viewed plans on Public Access and visited the site to assess proposed layout of the development and potential impact on neighbouring residential properties.

The Topsy Fox has a Premises Licence issued by this department. Conditions were originally agreed with the operators of the premises to protect the residential properties adjacent to the site. Conditions include

- The outside areas will be cleared by 23.00 hours
- Noise from associated plant and machinery should be barely audible outside noise sensitive premises such that it is inaudible inside noise sensitive premises between 23.00 hours and 07.00 hours.

There are music speakers attached to the bus and I am advised that these are for background music only

The mechanical extract ventilation to the new brick-built kitchen is switched off at the end of each working day, however the refrigeration plant to the brick-built beer cellar operates 24/7. Noise from plant during late night/early morning does have the potential for noise nuisance particularly when the motor kicks in at times when normal background noise levels are low. The refrigeration plant to the beer cellar is mounted on top of the room and housed in a roof structure which may offer some protection from noise output

Given the location of the site and nature of the area, this department recommend the following conditions for consideration by the Planning Department:

1. The mechanical extract ventilation serving the kitchens must be switched off each evening and must not operate between the hours of 22.00 until 10.00
2. The music speakers located on the bus serving the external garden areas must be used for low background music only, no additional speakers must be placed in the external garden area

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3. Suitable noise controls of the refrigeration plant of the brick-built beer cellar must result in no background noise levels (to include low frequency noise) to be barely audible outside noise sensitive premise such that it is inaudible inside noise sensitive premise between 23.00 hours and 07.00 hours. This is to eliminate potential noise nuisance to neighbouring properties. This can be assisted by installing addition acoustic screening and regular maintenance and cleaning of any units.

Should you wish to discuss this matter further please do not hesitate to contact me

A handwritten signature in black ink, appearing to read 'P. Hobbs', with a stylized, cursive script.

Paul Hobbs
Principal Environmental Health Officer