

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/90060 adj, 9, Station Road, Marsden, Huddersfield, HD7 6BS		
Erection of take-away food outlet (within a Conservation Area)		
Date Responded: 19th May 2021	Responding Officer: Rebecca Muff	Responding Ref: WK/202102834
I have reviewed the application and supporting information and make the following comments and recommendations. Noise It is our understanding from the supporting information that the application is for a take-away serving hot and cold drinks, light snacks such as sandwiches, paninis, cakes and ice creams. As such the proposal is to install a domestic kitchen extract system which will discharge into the adjoining courtyard, and therefore it is expected that noise levels caused by this will be minimal. Given the close proximity of the proposed development to neighbouring properties our concerns are with the noise caused by customers due to the late-night opening times and the impact this will have on the amenity of residents. Marsden is particularly well known locally for its links to the Real Ale Trail, and our concern regarding the late-night opening is that it will attract rowdy passing trade heading up to the train station. Therefore, as a light-snack takeaway we can see no reason why it would need to be open so late at night and recommend the following condition regarding the hours of use in order to protect the amenity of local residents. Odours The proposal is to install a domestic kitchen extract system, and we accept that this is acceptable for the type of food that is being proposed i.e., light snacks, hot and cold drinks, cakes and sandwiches. However, we have concerns that should any subsequent changes in the mode or type of cooking be made in the future that this may increase odours likely to cause a nuisance to neighbouring properties e.g. hot food such as chips and burgers. Therefore, we make the following recommendation in order to protect the amenity of neighbouring properties. Recommendations HUC4 Hours of Use combined Open for Customers, Deliveries and Dispatches – Condition The use hereby permitted shall not be open to customers outside the hours of 08:00 to 18:00 everyday and there shall be no deliveries to, or dispatches from the premises outside these hours. No deliveries shall take place on Sundays or Bank Holidays. Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework. OC2 Implement agreed Kitchen Extract Scheme - Condition Before any food cooking commences the domestic kitchen extract system as specified in the <i>Response to consultee comments made on planning application for food outlet at former</i>		

Swan public house, Station Road Marden (dated 29/03/21) shall be installed and operational. The kitchen extract system shall thereafter be retained and operated at all times during the preparation and cooking of food and maintained in accordance with the manufacturer's instructions and as detailed in the said statement. Where appropriate, the extract system should be improved to reflect any subsequent changes in the mode or type of cooking that could increase odours.

Reason: To ensure the proposed development does not cause harmful odour pollution within either a public area or at neighbouring premises in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

FS1 Food Safety- Footnote

It is recommended that prior to development commencing the applicant should contact the Food Safety Team of Environmental Services to arrange an advice visit to discuss food safety and hygiene requirements including an appropriate layout. The Food Safety team can be contacted on 01484 22100 (ask for food safety) or by email at food.safety@kirklees.gov.uk.