From: Claire Braybrook <Claire.Braybrook@huntingdonshire.gov.uk>
Sent: 10 July 2025 13:01:53 UTC+01:00
To: "Simpson, Kevin (Planning)" <Kevin.Simpson@huntingdonshire.gov.uk>
Cc: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 25/00820/FUL - 7 Bridge Street St Ives

Hi Kevin,

Proposal: Change of use from (Class E) to bar (sui generis)
Location: 7 Bridge Street St Ives PE27 5EH
Planning Ref: 25/00820/FUL
EH Ref: 412274

Thank you for consulting us on the above.

I note the applicant is proposing opening hours of 12:00 – 23:00 Mon – Sat and 12:00 – 18:00 on Sundays. The red line does not include external areas.

There is potential for adverse impact and therefore I would advise the following to minimise this:

1. Times of use limited to those requested.

I understand the applicant has no intention of installing any external plant, however in order to ensure the impact of any future plant is properly assessed the following is advised:

2. No external fixed plant shall be installed without prior written agreement with the Local Planning Authority by way of planning permission. For the avoidance of doubt this includes, but is not limited to, extraction and ventilation equipment; condensers/refrigeration units; and air conditioning. This is proposed in order to ensure noise, vibration and odour control can be fully assessed due to the proximity of sensitive properties. This should include PD rights.
3. Deliveries/collections limited to the hours of 07:00-23:00 Monday to Saturday and 10:00-16:00 on Sundays and Bank Holidays.
4. Glass bottles not to be emptied in to bins externally between the hours of 21:00 – 10:00
5. No amplified music shall be permitted without prior written agreement with the LPA by way of planning permission. Due to the proximity of residents, this is to ensure the location of any speakers can be assessed and noise impact fully considered once adequate detail is known, and if necessary controlled by way of condition.

Insulation between the site and the above residents should be covered by building control, so I do not intend to comment further regarding that aspect and I have no further issues to raise.

If you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

Claire.

Claire Braybrook
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Chartered Environmental Health Practitioner

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made on a without prejudice basis.