[redacted]

From: Claire Braybrook
Sent: 10 February 2025 15:34
To: Olivia Manton
Cc: DMAdmin
Subject: 24/02160/FUL - King George V Playing Field St Peters Road Huntingdon

Categories: [redacted]

Hi Olivia,

Proposal: Change of use from class B8 to F2, including internal works
Location: King George V Playing Field St Peters Road Huntingdon PE29 7DA
Planning Ref: 24/02160/FUL
EH Ref: 404172

Thank you for consulting us on the above.

I do not have significant concerns regarding the use of the building, however I do have concerns regarding the potential kitchen extraction and the use of the external land.

Kitchen extraction:
The kitchen is on the south side of the building which is the direction of the closest sensitive receptors. When assessing extraction we utilise the EMAQ guidance on odour and noise from commercial kitchens and any extraction will need to meet the requirements of that, so we would need details of any extraction/air intake system prior to installation both with regard to odour control and noise – I'm happy to suggest some wording if required.

External land:
As discussed, I am concern regarding the use of the garden area. This will need to be well managed to ensure there is not an adverse impact on the neighbouring properties as they are in close proximity.

Whilst I appreciate the applicants consider the duration of activity will be considerably shorter than the previous use, the proposed times of use are classed as more sensitive and when residents are likely to be outside enjoying their gardens/opening windows etc.

Will the children be playing outside, what times/days of use would the applicants want for the external area? How do the applicants consider they will be able to ensure any external noise will be acceptable to neighbouring noise sensitive properties?

I note there is also information about an occasional sleep over – would this be completed within the building?

Looking at the distance to the properties it may be that some form of control is required to ensure any noise is acceptable, but I am happy to discuss this to try to find an appropriate way forward.

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