

Osmond, Gary

From: Scott, Neil
Sent: 21 February 2024 18:38
To: Sharpe, Summer
Cc: Panza, Yacklin
Subject: F/23/96573 Boundary Lakes Golf Club, Moorhill Road, Eastleigh, SO30 3XH
Attachments: Boundary Lakes Golf Course, Moorhill Road, West End, Southampton, SO30 3XH - F/20/88655

Follow Up Flag: Follow up
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Categories: Consultees

Summer

Thank you for consulting us on the above application, further to my colleague's comments on land contamination and CEMP, we have the following comments to make:

We responded to a previous application ref: F/20/88655 in respect of noise and odour, and the potential for impacts arising from entertainment on site.

With respect to those previous comments we would like to highlight the following:

- With respect to the control of plant noise there would appear to be some typos, the most important of which states that the sound rating level '*...shall not exceed the background sound level between 2300-0700 ...*', this is incorrect and it should read, '*...shall be no less than 5dB below the background sound level between 2300-0700*' See below for condition wording.
- No information is provided with respect to the likelihood of entertainment being provided at the premises, either inside or outside in connection with the proposed use. We would recommend that given the proximity of residential dwellings that should the applicant propose such activities that this should be considered as a part of the application. Our preference would be that the application is supported by a noise impact assessment. (We note that we previously made reference to the Licensing Act, however this affords controls of some types of entertainment dependent upon time of day and size of event, and to protect only against widespread or public nuisance and is not intended to protect amenity). However, should you be minded to approve the use without a noise study, we have included a condition to require an approved scheme to address entertainment and associated noise. The scheme would likely require the hours of use to be controlled, particularly in respect of outdoor entertainments, specify noise limits at nearby dwellings, controls on breakout noise, and management controls to ensure noise generally from the premises is effectively controlled.
- As there is a potential for odour impact from the provision of food on site we would recommend a condition in respect of odour

Please see recommended conditions below

Regards

Neil

Recommended conditions:

Noise arising from the development (including entertainment noise):

Prior to the commencement of the development hereby permitted a detailed noise mitigation scheme to address noise impacts on nearby residential dwellings arising from the development and associated activities, shall be submitted to,

and approved in writing, by the Local Planning Authority. The standards to be achieved shall be agreed in writing by the Local Planning Authority prior to the submission of the noise mitigation scheme. The development shall thereafter be operated in accordance with the approved noise mitigation scheme.

Reason: in the interests of residential amenity.

Noise arising from fixed plant and machinery serving the development (excluding entertainment noise)

The sound rating level $L_{A,Tr}$ of sound emitted by fixed plant shall not exceed background sound levels by more than 5dB between the hours of 0700-2300, and shall be no less than 5dB below the background sound level between 2300-0700, at the nearest noise sensitive premises. All measurements shall be made in accordance with the methodology of BS4142:2014 'Methods for rating and assessing industrial and commercial sound', and subsequent amendments.

Any deviations from the methodology of BS4142:2014 shall be agreed in writing with the local planning authority.

Reason: To protect the amenities of nearby residents.

Cooking odour abatement plant

The siting and installation of plant and equipment serving commercial kitchens and which gives rise, or is likely to give rise, to emissions to air of either fume, gases, and or odours shall be approved in writing by the local planning authority.

Reason: To protect the amenities from air pollution.

Light:

We would recommend that any lighting scheme implemented on site complies with the advice and guidance of the Institute of Lighting Professional, ILP, publication 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011', so as to minimise the potential for light intrusion to residential dwellings

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