

Morris, Rachael

From: Wedgbury, Stuart
Sent: 10 July 2024 14:49
To: Morris, Rachael
Subject: RE: F/24/97565- 111 Winchester Rd, Chandler's Ford, Eastleigh, SO53 2GH- Change of use to Class F1(a) from Class E and the installation of 3.no air conditioning units. Our Ref- PR202407-105197

Hi Rachel,

Well certainly from the description given, I would not anticipate this particular type of educational activity giving rise to any significant noise impact upon residential amenity by virtue of transmission through the party floor / ceiling to the proposed units at first floor. I wouldn't expect it to be worse than the current retail use; a relationship already permitted.

I doubt you can fully secure this description of educational activity by condition; except perhaps prohibiting the use of amplification of speech or music for educational purposes. In the absence of information on the performance of the separating ceiling /floor, this may help closing this risk off somewhat, in case there is a change in educational philosophy or occupier in the future.

Regards

Stuart Wedgbury

Stuart Wedgbury

Environmental Health Specialist

Planning & Environment - Pollution

Ext.: 8353

Mobile: 07721572764

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Sent: Wednesday, July 10, 2024 12:34 PM
To: Wedgbury, Stuart <Stuart.Wedgbury@eastleigh.gov.uk>
Subject: RE: F/24/97565- 111 Winchester Rd, Chandler's Ford, Eastleigh, SO53 2GH- Change of use to Class F1(a) from Class E and the installation of 3.no air conditioning units. Our Ref- PR202407-105197

Hi Stuart,

Please see the below from the agent in response to your query.

Yes, happy to clarify the education use. It operates on a quiet environment basis. A tutor will walk through the space teaching students and will be supported by assistants who speak on a one-to-one basis with students. No mic / speakers are used. The environment has to be quiet to allow for concentration by students. There is no hanging around after classes and students are picked up once lessons finish. All building regulations measures will be adhered to with regards separating properties between floors.

Please let me know your response.

Kind regards,
Rachael

Rachael Morris

Senior Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8463

From: Wedgbury, Stuart <Stuart.Wedgbury@eastleigh.gov.uk>

Sent: Tuesday, July 9, 2024 2:31 PM

To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>

Subject: F/24/97565- 111 Winchester Rd, Chandler\'s Ford, Eastleigh, SO53 2GH- Change of use to Class F1(a) from Class E and the installation of 3.no air conditioning units. Our Ref- PR202407-105197

Dear Rebecca

F/24/97565- 111 Winchester Rd, Chandler\'s Ford, Eastleigh, SO53 2GH- Change of use to Class F1(a) from Class E and the installation of 3.no air conditioning units. Our Ref- PR202407-105197

Thank you for consulting Environmental Health regarding the above application. I comment upon environmental noise only.

I am satisfied that the proposed three new air conditioning plant should not cause a significant adverse impact upon residential amenity. This is dependent upon the specific plant assessed, location and the proposed operational times of the plant. To ensure that this does not change without further review, I suggest a condition to the following effect:

CONDITION: Unless otherwise agreed in writing by the Local Planning authority, the three Fujitsu AOYH30KMTB condenser plant shall only operate between the hours of 10:00 hours to 19:30 hours on any weekday and 10:00 hours to 14:00 hours on Saturdays.

With regard to the proposed use, I cannot provide such a definitive reply. I note that application PN/23/95595 included an acoustic report that considered the required sound insulation between the proposed first floor residential use and the extant ground floor commercial use. The proposed sound insulation works were expected according to the consultant, to exceed the minimum performance standards required by building regulations for separating residential uses. However, perhaps wisely, no specific performance in terms of D_{ntw} was predicted by the consultant. Whether such a structure will be sufficient for the use now proposed in this application is uncertain. It would be helpful here to have at least a full qualitative description of the educational activities expected to occur. For example, is this likely to involve quiet one to one tuition or more animated and excited group sessions?

Given this proposed change of use; the proposals for sound insulating the separating ceiling / floor should at least be reviewed by a suitably qualified acoustician to ensure that they remain adequate. I will leave you to determine which applicant should address this.

Finally, I would recommend that you limit construction hours by condition to those usually considered acceptable by EBC.

Regards

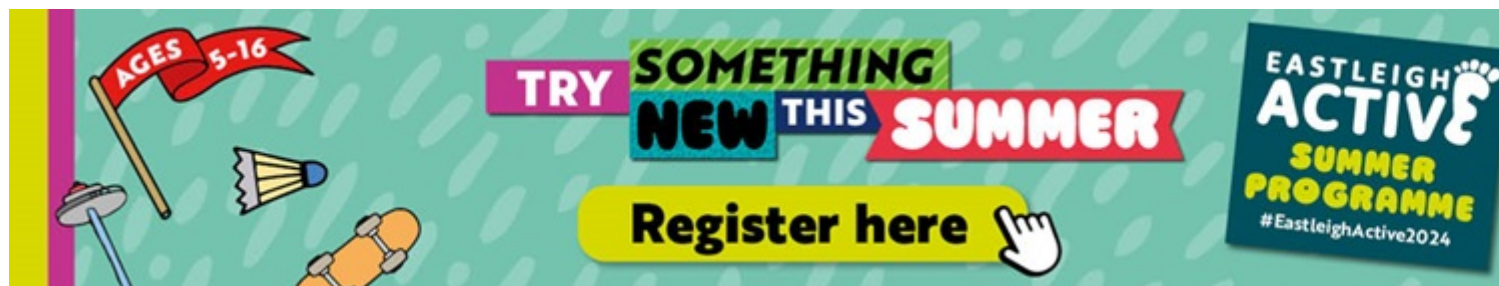
Stuart Wedgbury

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