

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

16th July 2019

Agenda item 15

Application Ref. 19/00358/FUL

THISTLEBERRY HOTEL, THISTLEBERRY AVENUE

Since the publication of the agenda report, the following has been received:

The **Highway Authority** recommends that the application be refused due to insufficient information to determine the application from a highway safety perspective. They require an hourly survey of the customer car park over 7 days during the operation of the Public House and a sept path analysis showing vehicles accessing and manoeuvring into the 5 parking spaces to the norther side of the building adjacent to Keele Road.

One further **representation** has been received raising the following objections;

- Increase in noise levels from customers, music and vehicles
- Increased likelihood of abusive language and smoke inhalation
- Impact on already difficult parking situation
- Question the timing of the carrying out of the submitted noise report with reference to loud music from the application site on 29th June at 11.30pm

Officer's comments

The submitted Noise Impact Assessment (NIA) assessed both the existing noise levels from the site and an assessment on the potential increase as a result of the proposed beer garden extension. It measured noise levels during the weekday trading period of 16:00-23:00 hours. Whilst a weekend measurement was not included, the Environmental Health Officer has raised no objections to the contents of the NIA or its methodology and considers that mitigatory measures are sufficient in this instance to minimise the impact to residents.

The objection received notes the playing of music from the premises at 11.30pm on a recent Saturday evening. This music was from inside the premises, and any noise implications as a result of this are beyond the control of the Local Planning Authority. As detailed within the main agenda report it is recommended that a condition is imposed on any permission granted to restrict the use of external speakers within the extended beer gardens areas, and access to the beer gardens will be restricted to smoking only after 21.30hours. Together with the provision of a noise management scheme it is considered that these mitigation measures would minimise the impact of the development on the amenity of nearby residential properties.

The behaviour of customers would be outside of the control of the Local Planning Authority, however the measures to restrict access to the beer garden will minimise any impact of any such behaviour on neighbouring properties.

The views of the Highway Authority were received after the main agenda report was published and with insufficient time for the applicant to obtain and submit the required information. In such circumstances it would be unreasonable to determine the application at this time.

The amended RECOMMENDATION therefor is that the decision on the application should be deferred to enable the applicant to provide the information required by the Highway Authority and for your Officer to obtain and consider the comments in response to such information.