

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Daniela Ripa	Officer:	James Russell
Reference:	3/2013/0876	Extension No:	4466
Date:	11th December 2013		

Planning Application: 3/2013/0876P
Location: Higher Buck, Waddington & Cottage

Development: Creation of beer garden in rear garden of cottage

I have considered the above application and made a site visit today 11th December 2013 and can make the following observations.

The Higher Buck already has an informal beer garden on the grassed area between the stream and car park, containing 4 benches. Unfortunately, the intention to create additional beer garden in the rear garden of the adjacent cottage is likely to result in significant intrusion from noise to the occupiers of the adjacent cottage No. 75. Due to the overlapping boundary, I consider the proposed 2 metre high acoustic fence will not address noise impacting upon the first floor rooms overlooking the beer garden. In addition, current licensing conditions will permit this area to be potentially used all day until 22.00 hours and will not restrict continuing use by smokers.

As such I would recommend that this proposal not be considered for approval, as it is likely to result in significant noise intrusion upon the neighbouring residential property.

James Russell
Head of Environmental Health Services