

**From:** Christie Burns  
**Sent:** 20 December 2023 13:03  
**To:** Development Control  
**Subject:** FW: Planning App 4/23/2174/0F1 - Change of use to mixed use cafe and soft play, 10 / 11 South Parade, Seascale  
**Attachments:** Proposed Kitchen Extract (AMENDED).pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi all,

Please can the below comments be added online for the above application.

Thanks.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

**Christie Burns MRTPI**

Senior Planning Officer | Development Management  
Thriving Place and Investment | Cumberland Council  
The Market Hall | Market Place | Whitehaven | CA28 7JG

T: [REDACTED]

Email: [REDACTED]



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**From:** Kevan Buck [REDACTED] >  
**Sent:** Wednesday, December 20, 2023 12:59 PM  
**To:** Christie Burns [REDACTED] >  
**Subject:** Planning App 4/23/2174/0F1 - Change of use to mixed use cafe and soft play, 10 / 11 South Parade, Seascale

Re: Amended Proposed Kitchen Extract Arrangements

Good afternoon Christie

Having had chance to view the site and the plans, Environmental Health would object to this proposal for the kitchen extract arrangements on grounds of likely amenity loss to neighbours for odours and noise disturbance.

The siting of an external extract fan unit on top of the rear flat roof area would produce a predicted noise output of 63 dba (at 3 metres) that will be considerably louder than the usual acoustic environment in the rear lane (Albert Street) that would otherwise normally consist of occasional passing traffic and wind noise.

Acoustic reflection off adjacent overlooking wall surfaces may also slightly increase the noise output of the extraction unit, and its tonal nature may be more readily perceived by other neighbours.

The proposed hours of the café are 07.00 – 22.00 each day (although some seasonal adjustment is likely), so presumably the kitchen extract would need to run slightly longer than these trading hours, say 06.30 – 22.30.

There are bedrooms in the first rear floor of no.10 / 11 South Parade, rear of 9 South Parade and side elevation of 1 The Crescent (opposite) that are likely to be adversely affected by such hours, particularly early in the morning.

From an odour perspective, guidance on good practice for kitchen extract always favours higher level termination above roof eaves.

It was noted that the proposed rear flat roof for the extract unit is relatively sheltered from off-shore wind and there is the worry that odour-laden extract gases will not get away from the partly-enclosed flat roof to a sufficient degree.

Environmental Health are otherwise supportive of the planning application generally and remain open to further input from the applicants.

Regards

**Kevan Buck**

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

M. [REDACTED]

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