

From: Environmental Health
Sent: 29 January 2025 17:06
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/24/2426/0F1 - 71 LOWTHER STREET, WHITEHAVEN

Change of use of part ground floor from bank to café / wine bar

Thank you for the above planning consultation.

There are no objections to this development from Environmental Health subject to the following comments.

It is noted that there does not appear to be a defined kitchen / food preparation area, or a cooking extract / ventilation system, and no information is provided to show wash hand basins for staff and sinks for cleaning utensils, crockery and cutlery (although dish washers are an alternative means). This would limit the café to the provision of pre-packaged food stuffs and / or a limited food menu that could be quickly and simply prepared.

The premises would need to register with this Council as a food provider via the web link below. A food hygiene inspection may then be carried out by Environmental Health.

The proposed hours of opening are quite extensive.

At this point, it is recommended that the hours of opening are not conditioned to any planning approval that may be granted.

The proprietors will need to apply for a premises licence from this Council's Licensing team, and subsequent consultation will then be made by Environmental Health and Cumbria Police in order to ensure that the licensing objectives set by the Licensing Act 2003 are met.

The hours of opening will be agreed during this process, as well as regulating the routine daily activity of the premises.

In both the above respects, the proprietors should also consider the future possibility of any new commercial business being operated from the first floor above (it is currently vacant though available to let), and any implications this may have as regards noise and cooking odours from the ground floor café / wine bar to premises above.

Environmental Health are aware of past issues of trespass and minor fire damage and vandalism to the first floor of this building in August 2023.

To pick up on the comments made by the Conservation and Design Officer about this, telephone contact with the owner was made by Environmental Health this week and we were assured that this has been repaired.

No access to the upper levels was gained however and it may be helpful to either arrange a visit or for the owner to provide visual evidence.

If any noisy construction works are required for the development, the imposition of standard construction hours is suggested as a condition to planning approval –

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Informatives:

- The development will require a Premises Licence under the Licensing Act 2003. Further information can be sought from the Licensing team at Cumberland Council.
- The premises will need to register as a food business operator. This can be done from the following link - <https://register.food.gov.uk/new>
- Advice on food hygiene and kitchen design can be sought from the Environmental Health team at Cumberland Council.

Regards

Environmental Health

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