

Comment for planning application 20/02815/F

Application Number	20/02815/F
Location	The Lion Main Street Wendlebury OX25 2PW
Proposal	Replacement kitchen extraction system including new intake grille
Case Officer	Gemma Magnuson
Organisation Name	
Name	Mani Bartlett & Sue Clarkson
Address	Concord, Main Street, Wendlebury, Bicester, OX25 2PJ
Type of Comment	Comment
Type	neighbour
Comments	<p>In our opinion, this application is flawed because immediately surrounding properties have not been officially consulted as per the Town and Country Planning Act 1990 (As Amended) Neighbour Notification. This is despite the fact that we have had previous communications over a number of years with Cherwell District Councils Principal Planning Enforcement Officer, Heather Nestbitt and Environmental Protection Officer, Neil Whitton and the current Case Officer, Gemma Magnuson. Previous communications outline the impact of the current extraction and ventilation system on our property and we would ask that consideration be given to wider consultation beyond the current neighbour notification publicity list. This will ensure that all relevant views of actual neighbouring properties are considered in line with planning regulations. Our property is completely exposed to the existing and proposed set up so it is disappointing that we have not been given a voice on this matter. We would however like to add the following comments as an immediate neighbour and hope these are given the same value as the neighbour notification list. We have suffered great distress for a number of years because of the existing extraction and ventilation system and we have been unable to make full use of our property causing untold stress on our lives for far too long. This is primarily due to the unbearable noise along with smell. This has rendered our garden unusable; the noise can also be heard inside our property. All these factors are extremely significant during busy periods and the summer months when clearly both extraction and ventilation are turned up to maximum. We are concerned that this planning proposal might not fully resolve these extremely significant nuisances and will primarily focus on the visual impact for conservation at the detriment of neighbouring properties. Having read the planning application, we understand an alternative option was considered and subsequently dismissed for reasons relating to cost, time scales, lost revenue, appearance and conservation where all plant could have been housed internally with the exhaust terminating the opposite side and shielded entirely from all neighbouring properties. Our understanding is the extraction plant will still be external only shielded by a wall and the exhaust will still be in a similar position. We understand the acoustic report from Mr Randall, RandTech Consulting was the basis of the design criterion for the new plant and the noise it will generate. We understand a background noise recording was taken on a late summer's night when he attended The Lion 24/08/20 and was given at 44dBA citing the M40 and A41 which could have been very busy and more audible on a then quiet summer's night (weather wise). This is not always the case and more often than not, the village is very peaceful. This leads us to question whether the new proposal of the plant could be made any quieter than the proposed 26dBA and is this the maximum noise that can be generated given extract and ventilation fans can be adjusted in speed depending on demand and weather conditions. The Lion's plant runs approx. 0630 - 2300 hours every day, so this is all extremely impactful on our day-to-day life and the existing format cannot continue. In summary, we would respectfully request that the planning officer ensure that these extremely significant nuisance factors of primarily noise along with smell are addressed and delivered upon and not only the visual appearance for conservation.</p>
Received Date	02/02/2021 18:20:44
Attachments	