
From: Francis, Richard
Sent: 10 October 2017 15:32
To: Medlin, Eileen
Subject: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Dear Eileen,

17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Thank you for meeting me to discuss this application. I have now had an opportunity to consider the plans and the updated e-mail from the applicant.

Noise

Deliveries and visiting vehicle movements

Noise created from the pub was limited and would have been occasional use of the beer garden, however to put it in context the public house was accepted as a community resource and was well established. The noise from the beer garden if any would have been at night time which would be at the opposite end of the day in comparison to the early morning deliveries. I find it difficult to compare the limited deliveries to the public house (predominantly a drinkers pub) and the noise that can be created by up to 39 delivery movements from vehicles of varying sizes to the convenience store. The delivery noise will not only impact 50 A which the applicant has seemed to concentrate their mitigation, but will also affect the amenity of neighbouring houses at No 50 and 47, 45,43,41,39, 37 Westfield Road which are opposite the proposed loading area.

In addition people walked to their local pub and didn't drive so to compare vehicle movements between the previous use and its current use I feel are incomparable with regards to impact on neighbouring properties and I have no doubt that cars arriving at frequent intervals through both the day and night will impact on the neighbouring properties through both noise (engine noise not limited to cars, car doors and boots slamming and possibly people noise) and light from the headlight of cars .

Plant and Machinery: the applicant has rightly identified that noise from these sources may have an impact and has offered mitigation through condition. I cannot disagree with this approach and therefore can provide a condition to control and limit this impact.

Noise between the flats and the Store

There is no detail as to how the flats will be protected from noise transmission generated by the store..

Lighting

I cannot see any proposals with regards to the lighting scheme and additional lighting is going to increase the lighting levels in the vicinity of the store in comparisons to the previous use as a public house.

House development

If you are minded to grant permission then I would recommend a condition to control hours of operation during the build of the whole development.

Conclusions

Taking into account all these factors and the lack of evidence provided by the applicant to mitigate all these concerns. I do not believe at this stage that I can support this application as there is likely to be an impact on the amenity of the surrounding neighbours.

Recommendation

Refusal due to the lack of insufficient information.

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