

Reference Number: 08/00845/COU
Applicants Name: Kashmir & Rajni Ram
Application Type: Change of Use
Application Description: Partial change of use of hotel (Class 7) to hot food takeaway (Class 3) and formation of disabled access ramp.
Location: Papa Rams, Jackson House (formerly Lazaretto Point Hotel), Shore Road, Sandbank, Dunoon, PA23 8QG.

SUPPLEMENTARY REPORT

1. FURTHER INFORMATION

Consideration of this application on 1 July 2008 was continued in response to Members' concerns about potential nuisance to neighbouring residents, principally from cooking odours and noise from patrons. In response, a letter was received from the applicant dated 10th July 2008. Points raised are summarised below:

- The proposed date of opening will be November 2008. Once all work to car park area, building repairs and painting and new equipment etc. is installed.
- Possible flue to exterminate bad smells over extraction fan to top of buildings (this may require planning permission).
- Bins to be installed at back of kitchen area to deal with waste from hotel.
- I have owned businesses from shops to restaurants and know exactly what has to be done. Myself and my wife did not come on a banana boat on the River Clyde, we are of Scottish British citizens and proud of it.
- Works have been on-going inside the hotel for the last six months. To date many functions have already been catered for from the hotel and nobody has complained.
- The proposed opening hours, even seven days a week it is not late hours.

The proposed odour and noise management plan:

1. Initially cooking 15 to 20 meals a day once operations is in full swing.
2. Putting up a flue connecting to extraction fan at height of 8 metres above roof.
3. As detailed in site plan only 16 cars to be parked in front grounds. All controlled and monitored by myself and staff.
4. CCTV to be installed at back and front entrance.
5. All operations to close by 10.30pm
6. Morning and night cleaners to go out and collect any litter around the vicinity of the hotel and shoreline.
7. Odour eating filters to be applied in kitchen.
8. Making sure our neighbours are fully hassle free from smell and noise.

The applicant has also provided an indicative menu which essentially incorporates a wide range of traditional pub food such as burgers and chips, baked potatoes, baguettes and wraps etc. The applicant has further advised that he has many years of experience in different types of cooking e.g. Scottish, Irish, Italian, Chinese and Indian cooking and that he is good at what he does. All points taken at the last meeting- will be carried out to the best interest of applicant and neighbours.

2 CONSULTATIONS

The **Area Environmental Health Manager's** response (memo dated 13th June 2008) concluded that the potential for nuisance from patrons using the premises and vehicular movement was anticipated to be minor in nature but recommended that the takeaway not operate between 2300h and 0700h.

RECOMMENDATION

It is recommended that planning permission **be granted** as outlined in the department's original report dated 24th June 2008.

Angus J Gilmour
Head of Planning
29 July 2008

Author: John Irving, Tel: 01369 708621
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Date: 14th July 2008
Date: 29 July 2008

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk