

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/03092	Your Ref:	APP/24/00698
EH Case Officer Extn:	44 6677	Date:	23 October 2024
DC Case Officer:	Ms Josephine Lacey		
DC Case Officer Extn:	4 317		
Application Number:	APP/24/00698		
Site Address:	Public convenience and St Johns Ambulance opposite, Rails Lane, Hayling Island		
Proposed Development:	Change of Use of Vacant Former St John's Ambulance Office as a Use Class E Coffee Kiosk/Cafe including External Alterations to Provide Serving Hatch/Window		

Observations / Comments:

I am responding on behalf of the service in respect of nuisance & amenity, as well as my usual pollution remit.

I have reviewed the supporting documentation, as well as representations from external consultees & the public.

There are no objections to the principal of development, however I note that the submission does not provide any specific detail pursuant to Local Policy DM5(4), or NPPF'23 para. 135 f). It is noted that a number of public objections reference litter, and where inadequate provision is made for waste collection in the vicinity, litter from walk-up kiosk customers (who are likely to be consuming food in nearby public areas) could contribute to recent local issues with rodents.

The complaint history does support an inference that the activities of local food businesses do help support local pest populations, and occasional spikes in their numbers; but does not indicate a substantial or sustained impact associated with poor behaviour from the customers or operators of existing local food businesses, such that might support an objection to an additional operator.

Therefore, this is viewed as a relatively minor matter that, while material-, could be appropriately dealt with by condition, rather than by delaying determination whilst additional details are sought.

If the planning service is minded to grant conditional consent rather than to seek amendment, I would suggest condition wording along the lines of that overleaf.

Provision for Waste & Litter

“Prior to the first day of trading to the members of the public, details of the provisions to be made for the deposit, and the appropriate & timely collection/disposal of waste generated by the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should address waste generated by the by the operator of the café/kiosk, and the provisions to be made to manage waste arising from patrons, whether consuming food on the premises or in it’s near vicinity.

All waste provisions shall be implemented as approved.

Reason: *To ensure that the development does not detriment local amenity of the public realm, or contribute unacceptably to the support of local pest populations; in line with policy DM5 & DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and paragraph 135 of the National Planning Policy Framework 2023.”*

Mr. Jonathan Driver
Environmental Control Officer