

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/02156	Your Ref:	APP/20/00541
EH Case Officer Extn:	44 6666	Date:	13 August 2020
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/20/00541		
Site Address:	31 Elm Grove, Hayling Island, PO11 9EA		
Proposed Development:	Change of Use of Ground Floor Retail Shop unit (A1) to allow for flexible use of Financial & Professional Services (A2), or Restaurants and Café (A3) or Hot Food Takeaway (A5), or Assembly & Leisure (D2) (expanded range of uses to those granted planning permission under APP/19/01033). I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant for change of use to that of a gym or similar, in the ground floor commercial unit and can comment as follows:

All comments provided previously by me on 4 November 2019 under App/19/01033, remain valid for the first four usage classes as above.

With regard to Assembly & leisure (D2) usage, more specifically use as a 'gym', I can advise that I have noise and vibration concerns as follows:

Whilst it is advised that the ceiling over / floor to the flats above is compliant with Part E of the Building regulations, that does not necessarily ensure there will be no adverse noise and vibration impact on the residential receptors above, from both airborne and impact noise from an operational gym.

The applicant has also advised in the Design & access statement, there will be a 43 mm thick specialist rubber covering laid on the ground floor which will help reduce the noise of the gym weights hitting floor. Whilst this may be so, there are no noise readings provided, to show what level of noise reduction can be expected.

Whilst free weights can be noisy in their own right dependent on how they are being used, I would think a gym could also be likely to have machines with cables, used to lift different quantities of weights; these are sometimes fixed to walls for stability & can cause impact & vibration noise.

Classes, be they spinning, circuits, aerobics and such like, can also be noisy dependent for example on the volume of music being used, or the instructions being shouted by the trainer.

It is advised that there are two only small top hung casement windows for ventilation; I note however these appear to be directly below bedroom windows upstairs. As no airconditioning is envisaged at this time, these windows may be the only source of ventilation especially on warm days and can provide a noise escape point when open.

Whilst a gym is currently envisaged under Class D2 usage, this class covers a number of different uses, many of which are potential noise generators. In a worst case scenario, are the noise reduction measures currently in place & being suggested for this unit, sufficient to prevent adverse noise impact on existing residential receptors?

This office will recommend refusal for the approval of this unit for D2 usage, until the applicant can show that the current measures and any additional mitigation measures that may need to be implemented, will ensure no adverse noise & vibration impact on nearby residential receptors.

If the applicant so wishes, he can consider submitting a Noise Management plan, which will remain a live document, and whereby if noise / vibration issues should arise in the future, the applicant / site owner of the day, undertakes to remedy these issues to a level that prevents any adverse noise and / or vibration problems to the residents above and nearby.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

A handwritten signature in black ink, appearing to read 'MR. MOSS', with a large, stylized flourish extending to the left.

Mr. Mark Moss
Regulatory Officer, Environmental Health