

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/02356	Your Ref:	APP/19/01083
EH Case Officer Extn:	44 6666	Date:	10 January 2020
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/19/01083		
Site Address:	Land adjacent Old Manor Farm, 15 Lower Road, Havant		
Proposed Development:	Change of use of site from B8 Use Class to provide a combination of B1, B2 and B8 use classes (Retrospective).		

Observations / Comments:

I have perused the documentation submitted to this office for comment, and have also recently visit the site. The concrete product manufacture takes place within the barn structure and is a fairly low key operation. There is also some storage related to this operation in a container outside the main access door. Hours of operation stated as 09:00 to 17:00 Monday to Friday for internal building usage.

The balance of the B8 use relates to a number of builders or similar using shipping containers and similar units, plus each has some allocated yard space adjacent these units, for the storage of materials, tools and similar. These units appear to be accessed on a 'when required' basis, and are sited to the north and west of the barn structure.

The hours of access to the site and external storage areas are given as 06:30 to 18:30 Monday to Friday and 09:00 to 13:00 Saturday / Sunday and not at all on public holidays. These times are acceptable at this time but will be re-addressed if complaints should arise related especially to early morning noise issues.

A noise report has been submitted in relation to the current B2 operation, which indicates no adverse impact to nearest residential receptors, in its current format. The B8 aspect related to a number of small business operators using storage facilities on site, is not covered in the report, and if this application were to be approved, will need to be strictly limited going forward.

I have no objection in principle to this application, but would ask for the following conditions to be added to any favourable decision notice:

Condition 1: That the Class B2 concrete product manufacturing business be restricted to being carried out within the barn type structure.

Reason: To protect nearby residential receptors from any noise and vibration nuisance.

Condition 2: That any B2 approval be restricted to only the business above in its current format.

Reason: To protect nearby residential receptors from any noise and vibration nuisance.

Condition 3: If any approval were to be granted for B8 usage externally, that it be limited to current level and type of storage provided only.

Reason: To protect nearby residential receptors from any noise and vibration nuisance.

Condition 4: No bonfires or burning of any waste on this site at any time.

Reason: To protect nearby residential receptors from smoke nuisance.

Condition 5: Details of any floodlighting or other form of external lighting such as security lighting, shall require approval by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, from any light disturbance / nuisance.

Do not hesitate to contact me should you require clarification of any of the above comments.

Mr. Mark Moss

Regulatory Officer, Environmental Health