

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/02709	Your Ref:	APP/19/01111
EH Case Officer Extn:	44 6666	Date:	03 January 2020
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/19/01111		
Site Address:	Site of The Royal British Legion Hall, Forest End, Waterlooville		
Proposed Development:	Change of use to compound yard with 2 No. shipping containers, portacabin, replacement fencing, associated bin storage and parking for gardening / maintenance business.		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		
	Any views you should wish to make should be returned to me no later than 09/01/2020		

Observations / Comments:

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

I have read the documentation provided by the applicant in relation to the application and have also spoken with him regarding the proposed operation at this site. I have been advised that whilst each business related vehicle is equipped with the basic equipment required for the daily work regime, additional equipment will at times need to be picked up from the above site and then returned later in the day. Basic maintenance will also be carried out at the site, which will include things such as checking oil, replacing air filters, pumping up tyres with a portable electric pump and so forth. No equipment such as blowers, strimmers or mowers will be started up and tested on site. Only a small ride-on mower, will be run, for the purpose of loading and unloading it onto and / or off of, a trailer.

I therefore have no objection in principle to the proposal to use this site as a storage facility for business related equipment and some administrative functions. I would however ask that, to ensure minimal impact on the neighbouring residential receptors who are within 15 to 20 metres from this site, the following conditions and informatives be added to any favourable decision in regard to this application:

Condition 1: That the site only be utilized during the following times for the purpose of loading / unloading and basic maintenance of equipment:
08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on a Saturday. No such activity to be conducted on a Sunday or Public Holiday.

Reason: This is in order to protect the occupants of nearby residential properties from noise nuisance.

Condition 2: That no mowers, strimmers, blowers, chainsaws, hedge trimmers or any other similar gardening business related equipment, to be run / operated at this site, with the exception of the ride-on mower, when this unit is required to be loaded / off-loaded.

Reason: This is in order to protect the occupants of nearby residential properties from noise nuisance.

Condition 3: That the applicant is to ensure that no bonfires are to take place on this site at any time.

Reason: This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Condition 4: No floodlighting or other form of external lighting scheme shall be installed on this site, unless it has been approved 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 residential properties, from light disturbance / nuisance.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Mr. Mark Moss
Regulatory Officer, Environmental Health