

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02579	Your Ref:	APP/18/01228
EH Case Officer Extn:	44 6666	Date:	12 March 2019
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/18/01228		
Site Address:	Stoke Farm Cottage, Northwood Lane, Hayling Island, PO11 0LR		
Proposed Development:	Change of use to a mixed use of agricultural and logging/timber business with timber processing taking place in north west corner of site only (revised application).		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

Having reviewed the latest acoustic report I can advise that I have concerns about the acoustic modelling. I therefore base my recommendations on my site visit and report review.

The highlighted area on the revised site plan to the northwest of the premises and directly outside the North barn, which has been identified as an alternative to the existing farmyard area, is indicated as an appropriate location for the noisiest activities to take place. This building is shown in the model as an effective acoustic barrier. However it is noted that the building does not appear to have complete structural integrity ie there were holes at the back & side of the building, and because the structure is partially metal, this could provide a reverberant space for noise to build up. Any holes in the building will act as an effective route for noise escape, which is not shown by the modelling. I therefore do not have confidence in the noise predictions at the sensitive receivers, based on this model. Also, the noise assessment did not assess every activity which takes place during the processing, storage and distribution aspects of the firewood business. The assessment is incomplete.

For these reasons I would like to recommend refusal on noise grounds, as the activity has the potential to be detrimental to the amenity of the neighbourhood.

If however the Local Planning Authority and / or the Planning committee, were minded to approve this application, I would ask that the following conditions be considered for any approval:

1. As agreed by applicant / agent the hours of operation of the firewood processing business be set as :
09:00 – 17:00 Monday to Friday and 09:00 – 13:00 Saturday only. No operation of the above on a Sunday or Public Holiday.
2. As agreed by the applicant, the operation of this business be restricted to himself only. If the farm were ever to be disposed of, then any permission related to this business at this property will cease to be in effect.
3. We would wish to see any permission that may be granted, be initially agreed to for a temporary period of 12 months only. Any extension of this permission would need to be re-applied for.
Reason: To ensure that the acoustic reports submitted by the consultant wherein it is advised that there should be no issue to nearby residential receptors are valid.

If this proves to be the case, it is likely we would not object to the renewal of this permission.
4. The number of HGV deliveries of logs be restricted to 20 per annum as agreed with the applicant. Tonnages I believe are in the region of 27 ton per load. This may need to be clarified.
5. A condition is required whereby any permission granted will fall away should Stoke Farm cottage, adjacent the farm / North barn, be sold on or is no longer occupied by a family member
6. Location of activities are all based on the updated supplied site drawing i.e the tractor driven processor, the chainsaw operation and the loading of the delivery tipper truck all take place in the designated area of the North barn; the delivered / unprocessed logs to be stored parallel to and against RSJ's along the boundary with Nora Cottage .

We would also expect that any B2 & B8 permission be exclusively for the firewood processing and full / split log storage.

An informative is also required advising that:

The granting of Planning permission, will not implicitly permit the emission of noise from commercial / industrial activities on the site, nor will it supersede the general requirement of the Environmental Protection Act 1990 (as amended) not to cause statutory public, or private, nuisance. This office also reserves the right, as part of any future nuisance investigation, to impose additional mitigation measures, should it be deemed necessary to prevent noise impact on nearby residential receptors.

Mr. Mark Moss

Regulatory Officer, Environmental Health