

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00242	Your Ref:	APP/00078
EH Case Officer Extn:		Date:	19 February 2019
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/00078		
Site Address:	Pipe Store, Palk Road, Havant		
Proposed Development:	Change of Use to mixed use of B2 Industrial Processing and B8 Storage and Distribution.		
	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 27/02/2019.		

Observations / Comments:

I have read through the documentation provided by the applicant and have no objection in principle to the proposed development.

We do however have concerns related to the noise aspect from this site, and more so with the B2 usage, related to the repair and recycling of pallets. In discussions with the applicant, hours of operation were discussed and measures that could be implemented to mitigate noise arising from within the shed area, including the 5 work bays. In lieu of the submission of a noise assessment in relation to BS4142:2014, the applicant / agent has instead suggested measures that can be implemented, to mitigate against noise transmission from this area in particular.

If the Planning authority is minded to grant permission for continued operation of this business at this site, I would ask that the following conditions be applied:

Condition 1. Hours of operation:

No works or ancillary operations associated with any B2 usage, at this site, and which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

Reason: This is in order to protect the occupants of nearby residential properties from noise nuisance, arising from the B2 use.

Advisory to Condition 1:

It should be noted that the hours as recommended on the Design & Method Statement, dated 18 January 2019, should be followed for any operations under the B8 use.

Condition 2. Scheme of Works

A Scheme of Works, detailing all proposed measures to mitigate noise from B2 usage, shall be submitted to and approved in writing by the Local Planning Authority, prior to the implementation of these measures.

Reason: This is in order to protect the occupants of nearby residential properties from noise nuisance, arising from the B2 use.

Condition 3. Implementation of the Scheme of Works

The detailed measures so approved, shall be implemented and completed within 3 (three) months of any approval of this application.

Reason: This is in order to protect the occupants of nearby residential properties from noise nuisance, arising from the B2 use.

Advisory to Condition 2 & 3:

It should be noted that in light of the fact that no acoustic report or noise assessment has been provided with this application, detailing existing background noise levels during hours of operation, and with any recommended mitigation measures, any approved Scheme of Works will not prejudice any further action that may be taken by the Council.

Recommendation:

It is recommended that the proposed B2 usage be restricted to the current occupying company, Premier Pallet Supplies Limited, and its director, Jason Mark Ross.

**Hedley Trembath
Pollution Environmental Health Officer**