

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00392	Your Ref:	APP/19/00078
EH Case Officer Extn:	44 6666	Date:	27 March 2019
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/19/00078		
Site Address:	Pipe Store, Palk Road, Havant		
Proposed Development:	Retention of existing mixed use B2 Industrial Processing and B8 Storage and Distribution of pallets; with proposed formation of 5 noise insulating workstations within existing open fronted building. RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

Further to my previous memo dated 19 February 2019, I can advise that I have read through the additional documentation now provided, and can advise that I have no objection in principle to the proposed development.

Previous discussions with the applicant, in which hours of operation were discussed and the measures that could be implemented to mitigate noise arising from within the shed area, specifically 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.

Therefore, 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 depicted on the Design & Method Statement, dated 18 January 2019, Page 2: Item (iii) 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.

The applicant has submitted an amended drawing and scheme of works: 19-03-GO-224-03C dated March 2019, outlining the proposed acoustic mitigation measures for the workshop area, and in relation specifically to the five work stations.

The applicant has requested that one such station be constructed in accordance with the Scheme of Works, and once shown to successfully mitigate noise emanating therefrom, the remaining four stations shall be completed to the same level of mitigation within 2 - 3 months.

It should be noted that if the initial mitigation measures fail to satisfactorily control noise transmission from the first station, then the applicant will be required to implement the necessary additional measures to achieve successful noise reduction.

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.

Informative:

It is also requested that the following informative be included in any positive decision notice:

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 require additional mitigation measures, should it be deemed necessary, to prevent noise impact on nearby residential receptors.

Hedley Trembath
Pollution Environmental Health Officer