

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02294	Your Ref:	APP/18/01090
EH Case Officer Extn:	44 6666	Date:	19 November 2018
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/01090		
Site Address:	Northney Farm, St Peters Road, Hayling Island, PO110RX		
Proposed Development:	Site Address: Northney Farm, St Peters Road, Hayling Island Proposed Development: Change of use of agricultural building to a dwellinghouse (class C3) and for associated operational development subject to prior approval.		

Observations / Comments:

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

I have perused the additional documentation provided by the applicant.

I have no objection in principle to the conversion of the existing structures to a dwelling unit as depicted on the drawings provided. I am still not convinced that under the existing circumstances that this would be in the best interests of any future residents of said dwelling, if permitted; especially those who have had no previous experience of living on a working farm, more so one farming livestock.

My previous comments remain as stated and I reiterate as follows:

- a. that one of the tractor access / exit points for feed, hay, bedding removal etc from the cow shed, is onto the proposed 'closed off' area, thus leaving this area to remain a part of the working farmyard.
- b. with the very close proximity of the proposed building conversion to Class C3 dwelling, to the existing farmyard and cow shed, I have reservations with regard to the potential nuisance aspect that could affect future residents of said dwelling. These nuisances would include animal and machinery noise, odour from animal faeces and urine, and the potential to be affected from time to time by insects such as flies.

However if the Planning Authority sees fit to permit this development, I would recommend that the condition as suggested within the Supporting statement on page 10 Item 4.4 [b] paragraph 2, that limits occupation to those employed, or previously employed in agriculture, and / or their widow/ widower and resident dependents, be imposed. I would suggest it be further conditioned *ad infinitum* to exclude any potential tenant who has never lived on a working farm dealing in livestock.

Please do not hesitate to contact me if clarification is required of any of the above.

It should be noted that the above is without prejudice to any comments Jonathan Driver (Environmental Control Officer) may still make.

Mr. Mark Moss

Regulatory Officer, Environmental Health