

Recommendation: **GRANT TEMPORARY PERMISSION**

CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

UPDATED COMMENTS:

I have noted the comments now submitted in support of the proposed activities within the mens shed and the proposed materials to be used in the construction of this shed. Whilst I understand the concept and the workings of a mens shed, the close proximity of this particular shed to residential properties, albeit some still under construction, still raises concerns in terms of potential noise impact on neighbouring / nearby residents. As submitted, it is stated that the building itself will be constructed with walls and roof of metal profiled sheet steel panels, with an insulated core, which in itself does not immediately suggest that any noise emanating from the structure will be mitigated to an acceptable level, to ensure no impact on nearby residential receptors. Therefore, if the Local Planning authority is of a mind to approve this application, I would suggest that the following be conditioned:

Condition 1: A noise management plan is to be submitted by the applicant I shed committee to the Local Planning authority for approval, which specifies the provisions it will make to ensure the control of noise emanating from the structure. The plan shall be a live document, and should include items such as the usage periods of any activities requiring the use of tools, be they hand or power tools, the frequency of the aforementioned usage, the types of projects envisaged, and what measures are proposed to be implemented to minimise any potential impact on neighbours. This document shall be reviewed periodically or as required, to address any issues arising, or which may arise from usage of the facility.

Reason: To protect the occupants of nearby residential properties from noise emanating from this multi-usage facility.

Consideration should also be given to a temporary permission if this application is to be approved, to allow operation for a period of 12 months from completion of the construction of the shed building, to ascertain whether the methods being employed to mitigate potential noise nuisance are ensuring no adverse impact on nearby residential receptors. If no complaints are received from the residents referred to, I would be quite happy then that the permission be altered to reflect the additional six years of the seven.

Further Comment

I am satisfied with the proposed 3 year permission aspect to be implemented instead of the 12 months as suggested by me previously.

Officer Comment:

Following discussions with the Environmental Health Officer it is considered that a noise management plan should be conditioned with the decision to be a live document outlining the equipment and tools used alongside the mitigation measures for approval by the Local Planning Authority. The wording and approach has been discussed and agreed and shall be included as part of the decision.

Given the nature of the development and its scale it is not considered appropriate to condition approval for one year and a three year temporary consent is considered acceptable following discussion with Environmental Health.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 In principle the use of the mens shed is acceptable as it will bring a valuable community use to Hayling Island. The material planning considerations are assessed below.

(ii) Impact upon the character and appearance of the area

7.4 The proposal is for the erection of a temporary mens shed within the rear curtilage space of the South Hayling United Reformed Church. As such the works shall be screened in the majority by the church itself and shall not be readily viewable from Hollow Lane to the south or Elm Grove to the east. From the west the works are appropriately screened by a 2m timber fence and from the north shall be partly screened by the flats which are being built.

7.5 The space to the north of the church is limited and the works propose to develop a metal clad building to a scale which occupies the majority of space available and to an original height of 3m. Due to this combination the works were considered to not reflect a scale, position and appearance of what is typically considered to be a 'temporary' building and in order to reduce the visual dominance and scale of the works the height has been reduced to 2.5m during the consideration of the application. The depth of the building has been justified in terms of the use required of the hobby room and based on the area of land in question being un-used in its current form it is considered

that, on balance, that combined with the screening in place and reduction in height that the works would have appropriate appearance which reflects the typical use of the development. A condition shall be included to control the temporary use.

- 7.6 Samples of the proposed cladding have been submitted to the Local Planning Authority for approval and shall be terracotta and mushroom in colour. Although not reflective of the church to the rear it is acknowledged that the development is situated in an area where it shall not have a dominant or prominent presence from the streetscene of Elm Grove and Hollow Lane. The site is also suitably screened and positioned within an urban area where the palette of colour varies. It is therefore considered that these materials would result in a limited and acceptable impact on the visual amenity of the area, particularly given the temporary nature of the development.

(iii) Impact upon residential amenity

- 7.7 The position of the mens shed shall be in close proximity to the church to the south and a new block of residential flats to the north. The proposed mens shed would be used to carry out basic woodwork and hobbies. Such uses can range in terms of potential noise impacts. There are potential concerns over the noise generated and subsequently the potential harm that could be caused to the neighbouring properties. Further information has been submitted in regards to the use of the site, insulation, the hours of operation and the total occupiers. The design has also been chosen which removes all windows and doors from the north side elevation which faces the flats in order to seek to limit potential noise impacts. Whilst some information has been submitted with the application, a detailed account/schedule of what tasks, tools and equipment are to be used has not at this stage been provided.
- 7.8 The Councils Environmental Health team have been consulted in regards to this and comments have been made that it is considered necessary to include a condition relating to a noise management plan containing further details in relation to the equipment and tools to be used alongside mitigation measures to ensure the impact caused to residential properties is reduced. It is considered that as a combination of conditioning the use of the shed, hours of operation and total attendees that this is a satisfactory and necessary approach to seek to ensure that the proposed building and use has an acceptable impact on residential amenities. These conditions are recommended to be included with the decision.
- 7.9 A temporary permission has been requested as part of the application. In order to be able to assess any significant impacts generated as a result of the development it is considered appropriate to condition a temporary three year use of the site with any decision.
- 7.10 Due to the modest height of the proposed shed, design and that the works shall be set off the shared boundaries to the north and south the development is considered to result in an acceptable impact to neighbouring amenities not resulting in causing a loss to light, shadowing or over-looking. The development is considered to be acceptable.

(iv) Parking

- 7.11 The application site is surrounded by a public car park to the west and north of the site which is considered sufficient space to accommodate the parking provision required to serve the mens shed without causing a significant adverse impact. It is also noted that the Church has onsite parking and is used to host these meetings and therefore the provision available is considered to be acceptable.

8 Conclusion

- 8.1 In order to safeguard residential amenity the condition suggested by Environmental Health regarding the noise management plan as well as conditioning the use, attendees and hours of use should be included with any planning consent. The development subject to appropriate conditions is considered to have an acceptable impact on the character and appearance of the area. The use would also have a limited and acceptable impact on residential amenities of existing and future residents. The proposal is therefore considered to comply with the relevant policies of the Development Plan.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/18/00699 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Elevation Plan: Drawing No 5A
Location Plan: Drawing No 3
Site Plan: Drawing No 2
Proposed Floor Plan: Drawing No 4

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 This permission shall be for a limited period expiring on 1st November 2021, on or before which date the use of the mens shed for the operation of a hobby / meeting place within the curtilage of the South Hayling United Reformed Church shall be discontinued permanently, the building removed and the site restored to its previous condition unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to assess over a period of time the impact of the proposed use on the residential amenities of nearby residents and the visual appearance and maintenance of the building and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2018.

- 4 The use of the mens shed for the purpose of a hobby / meeting room for basic construction shall only operate between Monday to Saturday between 1000 and 1600 hours and not at any other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, 2018.

- 5 There shall be a maximum of 15 people at any one time using the mens shed in accordance with the days and hours of use as set out in condition 4 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework, 2018.

- 6 Prior to the men's shed hereby permitted being brought into use a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be a live document and shall include:

- Details of any noise making equipment and/ or tools to be used as part of the men's shed activities;
- Measures to mitigate any potential impacts on nearby residential properties.

The approved details shall be implemented prior to the building being brought into use. The use shall thereafter be carried out in accordance with the approved noise management plan.

Reason: To ensure the residential amenity of the neighbouring properties is not unacceptably impacted upon by noise from the proposed use and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.