

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:	11 January 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.		
	Any views you should wish to make should be returned to me no later than 11/01/2019.		

Observations / Comments:

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

I have read the additional enclosed documentation provided under this application and can comment as follows:

As advised similarly previously, the noise related to this non-agricultural business goes beyond just the use of a firewood splitter machine driven via the tractor, to saw logs into determined sizes and then rammed through a splitter, to be further carried away and piled by an attached conveyor. Consideration must also be given to the related noise of deliveries of logs for further processing, stacking of these logs prior to processing and also the removal to the processing point, use of a hand held chain saw to cut larger logs (those unable to go through the machine in presented size) into more manageable sizes, and the use of tractor and bucket to position split logs into the storage barns and onto delivery vehicles.

It is noted from the latest covering letter and block plan, that is now proposed to resite the firewood processing plant to operate outside of the 'North ' barn only. However raw logs are to continue being stored within the designated external storage area, as was the case previously, and the two barn areas, North and South, will also remain as undercover storage for the processed / split logs. Therefore the designated external storage site will remain an area in which logs will be offloaded, stored and later moved to the processing zone, as will processed logs be returned for dry storage and further removal for delivery purposes, to & from the designated barns; the noise related to these activities will therefore still be evident within these areas.

It is also not clear as to where the operation of cutting logs by means of a hand held chainsaw, will be carried out.

It is further noted that proposals are listed in the covering letter which advise the applicant is willing to accept a limit to the number of deliveries of unprocessed logs per annum (item 34), plus the hours of operation are also stipulated (item 35). The foregoing could be conditioned as such if the Planning Authority were to consider this application favourably.

Having reviewed the noise assessment provided, we still believe there are a number of issues with it, and would request that these be reconsidered and redetermined:

- * We do not agree with the assumption that the log pile will provide any noise mitigation, and any attenuation attributed to it in the IMMI model should be removed, and the model re run to predict specific sound levels at the receiver;

- * The predicted corrected specific sound levels appear to be significantly under reported. The explanation of the corrections made for "on time", character, and distance attenuation do not account for the large reduction in noise level from the source to receiver. Further explanation is required to justify the modelling outputs accordingly. This also then affects the assessment outcomes, which I believe are also underreporting the impact of the noise from the activities;

- * The assessment does not assess the impact of the proposals on all of the nearest sensitive receivers i.e. those also at Stoke Farm Cottage and Bernard House and potentially beyond. These will need to be included in the assessment. In this regard it has been confirmed that Stoke Farm Cottage cannot be conditioned separately as it does not form part of this application, and therefore becomes the nearest residential receptor to the west;

- * We are of the opinion that there should be a further 3dB acoustic feature correction added to the specific sound level as per the standard BS4142:2014 quoted below :

"Other sound characteristics

Where the specific sound features characteristics that are neither tonal nor impulsive, though otherwise are readily distinctive against the residual acoustic environment, a penalty of 3 dB can be applied."

As advised previously, this office would have no objection in principle to an operation of this nature at this site, subject to said operation not impacting on the ability of nearby residential receptors, to enjoy the amenities of their properties. However until such time as we have clarity that this will be the case, objection is lodged to the approval of this application.

Please do not hesitate to contact me should you require clarification of any of the above comments.

Mr. Mark Moss
Regulatory Officer, Environmental Health