

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01782	Your Ref:	APP/13/00317
EH Case Officer Extn:	44 6666	Date:	20 September 2018
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/13/00317		
Site Address:	Yacht Haven Development Site, Copse Lane, Hayling Island		
Proposed Development:	[Req. Disch. c.24] Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building , 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.5.17). Request to Discharge Condition Nos 26 and 27 (25.8.17). Request to Discharge Conditions 7, 16-19, 26 and 27 (21.11.17). Request to Discharge Conditions 10, 14, 15, 24, 32 and 33 (23.08.18).		

A request has been made to discharge the following condition(s) on the above application:

Condition 24:

Prior to the commencement of the works, a working method statement to cover all construction works shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The method statement shall cover the following requirements:

- Timing and duration of works - Methods used for all channel, foreshore/ bankside water margin works
- Machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.)
- Protection of areas of ecological sensitivity and importance

- Site supervision
- Bunding of potential pollutants

Reasons: To ensure the works being undertaken minimise any impacts on the intertidal habitat and on Chichester Harbour WFD water body having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Any views you wish to make should be returned to me no later than 21 days from the date of this email

Observations / Comments:

I have perused the document Construction Method statement submitted toward the discharge of Condition 24. There are two aspects that concern me and are as follows:

Firstly under Time & Duration of Works it is noted that Saturday working hours are given as 08:00 to 18:00. I would ask that this be altered to 08:00 to 13:00 for Saturdays as per the original Condition request i.e.

Condition 1: No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times

Monday to Friday – 8.00 a.m. – 6.00 p.m.

Saturday – 8:00 a.m. – 13:00 p.m.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

It has been noted that the original Decision notice Other Important Information section, does refer to 08:00 to 18:00 for Saturdays.

Secondly under Control of Dust and Dirt, in addition to the advised methods regarding wheel washing, sheeting of stockpiles and so forth, it is requested that the following also be added to the statement:

A suitable and adequate water supply will be available at the site prior to ground works commencing.

The methods of dust control will be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

Besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also to be kept damp at all times.

My colleague Jonathan Driver will probably submit comments in relation to items other than those above.

Mr. Mark Moss

Regulatory Officer, Environmental Health