

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01940	Your Ref:	APP/18/00198
EH Case Officer Extn:		Date:	03 October 2018
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/00198		
Site Address:	132 Havant Road, Hayling Island, PO110LJ		
Proposed Development:	Retrospective application for (1) Extension of scaffold storage area at rear of site into existing building and adjacent land and erection of 3.5m acoustic fence along south and west boundaries; (2) use of land for open storage of small plant and (3) use of land for open storage of cars and lorries not exceeding 7.5 tons. 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 08/10/2018		

Observations / Comments:

I have perused the documentation submitted for this retrospective application. This application deals with the section of property adjacent the existing workshop structure, which land was converted to usage by a scaffolding business, and is now looking to incorporate the large 'barn' like structure on the corner of the southern and eastern boundaries and the additional land between these. The other two parcels of land on the application are to be used for the storage of small plant and cars / lorries respectively.

I would suggest the latter two sites be restricted to the requested usage only, should this application receive a favourable outcome for the applicant.

I have also studied the latest submitted noise impact assessment, Reference: SA-4697-3 / Report date: October 2018, and note that the acoustic consultant has re-assessed the latest proposal for the extension of the scaffold business site. In this it is recommended that the mitigation measures to be employed relate to the extension of the 3.5 metre high acoustic fence along the additional boundaries, with two legs of similar height at right angles to the re-configured fence for a recessed gateway / access to the scaffold yard, as per the drawing depicted on page 16 of 34 of the abovementioned report.

If the Planning authority is of a mind to view this application in a positive light, I would ask that the following conditions be added to any decision notice:

Condition 1: No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution.

Condition 2: Mitigation measures as recommended by the acoustic consultant in the aforementioned revised noise impact assessment, must be implemented as stated within a given time frame.

Reason: This is in order to protect the occupants of nearby residential properties from noise and / or vibration nuisance

I would also ask that the following informative be added to any positive decision notice:

Burning of waste: No waste generated by commercial activity, should be disposed of by burning, as any dark smoke generated or emitted may be an offence under the Clean Air Act 1993; it could also be a breach of your Duty of care under Section 34 of the Environmental Act 1990, and / or a statutory nuisance under Section 79 of the latter Act.

If you should require clarification of any of the above, please do not hesitate to contact me.

Mark Moss

Regulatory Officer, Environmental Health