

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/00601	Your Ref:	APP/18/00321
EH Case Officer Extn:	44 6677	Date:	26 April 2018
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/00321		
Site Address:	Northney Farm, St Peters Road, Hayling Island, PO110RX		
Proposed Development:	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 passed to this Service for comment.

I have perused the enclosed plans / documentation provided by the applicant. I have also been to site and noted the layout of the existing farmyard in this area in relation to the building under proposal.

Whilst I have no objection in principle to the conversion of the existing structures to a dwelling unit, I am not convinced that under the existing circumstances that this would be in the best interests of any future residents of said dwelling, if permitted .

I therefore comment 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.

Please do not hesitate to contact me if further clarification is required

Mr. Mark Moss
Regulatory Officer, Environmental Health