

HAVANT BOROUGH COUNCIL
Town & Country Planning Act 1990
Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01066	Your Ref:	APP/17/00462
EH Case Officer Extn:	44 6671	Date:	12 June 2017
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/17/00462		
Site Address:	45 Hulbert Road, Waterloooville, PO7 7NX		
Proposed Development:	Retention of garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds; retention of flue and regularisation of fenestration on log cabin.(Retrospective application).		

Observations / Comments:

I have reviewed this application from a pollution perspective, and note the limited information provided with the application in relation to the servicing arrangements, particularly as they relate to drainage.

I had previously raised concerns as regards the vehicle storage and parking facilities being up topographic gradient of the Hermitage stream (where dissolved phase, free-phase liquid-, or suspected solid phase- pollutants could migrate by gravity). The Hermitage is a controlled water, and consequently any direct / indirect inputs of pollutants or wastewater connected with a commercial enterprise are prohibited other than following a waste water treatment process as may be consented under an environmental permit.

Further to our discussions, and your liaison with the applicant, it is understood that all vehicle maintenance & refuelling activity is undertaken off site, and that no stocks of fuel are stored in connection with the operation of the wedding car hire business.

It is also understood that the external parking areas are not served by a formal drainage system, and that roofwater is collected and communicated to a soakaway feature that was installed in accordance with the current building regulations. The applicant has indicated that vehicle cleaning is done using a solvent-free spot cleaning process using water based cleaning solution predominantly dispensed by means of a hand held spray bottle. In consideration of the applicant's description of the frequent of cleaning, and cleaning process; the lack of an impermeable external parking surface or direct communication of parking area drainage to the Hermitage stream, and the and vegetated runoff zone; it is reasonable to conclude that cleaning / waxing activities are unlikely to have a material negative effect on the controlled water.

I remain concerned that commercial automotive activity is often associated with poor environmental practice, and release of pollutants to land &/or air. The applicant has subsequently indicated that the 'high risk' activities that would be a cause for concern are not undertaken at the site in connection with the wedding car hire business; and it is noted that the storage facilities are clean & tidy, giving no indication that such activity is undertaken.

Whilst it is understood that the use under application is likely to be subject of a temporary consent, there is a potential that it may be extended or made permanent in future, and could be transferred to another business operator. In recognition of the positioning & proximity of this business use in relation to a sensitive environmental receptor, it is considered prudent to restrict high risk activity. I have no in principle objection to the proposals, subject to the imposition of a suitable planning condition to achieve this end. Proposed wording below:

No mechanical servicing or repair, refuelling, bodywork repair, or refinishing of vehicle paintwork shall be undertaken connection with the business use hereby permitted.

Reason: *Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy [2011]; to mitigate the risk of pollution that may adversely impact the Hermitage stream, a controlled water and designated main river that lies down-topographic-gradient of the garage, cabin & parking areas.*

For clarity, it is not intended that 'mechanical servicing' be interpreted to include low risk activity typically undertaken by non-professionals, such as tyre pressures, wheel changes, replacement of bulbs / wipers, removal of non-mechanical parts for cleaning purposes (etc.). It is intended that this description apply to the use of mobile mechanics for MOT, oil changes, and the servicing of hydraulic systems, engine or transmission.

Similarly, 'bodywork repair' should apply to the use & honing of fillers, and the application of primers, colour base & clear- coats. Paint-free dent repair (for example), is low risk, and therefore should not be taken to be a breach of condition.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer