

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00125	Your Ref:	APP/17/00007
EH Case Officer Extn:	44 6671	Date:	10 February 2017
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/17/00007		
Site Address:	Land off, St Marys Road, Hayling Island		
Proposed Development:	Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access. 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 14/02/2017.		

Observations / Comments:

Good afternoon,

I have been asked to comment on this application. I have read the information provided and have the following comments to make.

I have read the acoustical report and agree with it's findings in relation to minimising the noise impact on the proposed dwellings. I should be grateful if a condition could be added to the consent for the developer to fully implement the findings and recommendation of the report.

Further, to ensure further protection to the existing resident of surrounding area, I should be grateful if conditions relating to No bonfires on site, working hours etc.. please see below for proposed conditions

1. Noise generated from delivery vehicles and times of delivery.

Condition 1: Deliveries shall only be taken and/or dispatched from the site between the hours of 07:00am – 200:00pm Monday to Friday and 08:00am – 13:00pm Saturdays and

not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

2. Lighting scheme. _

Condition 2: 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 properties from light disturbance.

3. Disposal of waste related to the use of the premises.

Condition 3: A clear waste management policy shall be submitted and approved in writing by Local Planning Authority. The applicant shall provide Havant Borough Council with a clear statement explaining the method of waste management which will be used throughout the applicant activities i.e. Disposal of trade waste etc..

Reason: To prevent contamination to land, water course and smell nuisance.

4. Noise from demolition/Construction.

Condition 4: 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.

5. Dust suppression method. _

Condition 5: Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

Please do not hesitate to contact me if you have any queries.

Kind regards

Laurent

Mr. Laurent Lemagnen

Senior Environmental Health Officer