

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01094	Your Ref:	APP/16/00735
EH Case Officer Extn:	44 6666	Date:	12 October 2016
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/16/00735		
Site Address:	Land Adjacent to, 132 Havant Road, Hayling Island, PO110LJ		
Proposed Development:	Use of land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works.		

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

Observations / Comments:

I have perused the documentation submitted for this application and have visited the site. This application deals with the portion of the property which was not covered by the Certificate of lawfulness, which certificate covers, I believe, the horse box and associated coachwork business.

Further to our recent site visit together with the applicant and his agent, I can advise as follows:

In light of the number of objections related to noise nuisance allegedly caused in the main by the scaffolding business/, the applicant has advised that he is happy to look at relocating this specific business type to the rear of the property, adjacent to the existing workshop structure. He has further intimated he will also undertake to erect relevant fencing to mitigate potential noise issues that might arise from this particular business type, & if necessary ensure that a start & finish time restriction is implemented with regard to this. From what I have ascertained there are currently two scaffold businesses operating from an area on the southern boundary of the portion of the land demarcated for this application.

Whilst these proposed measures might resolve the alleged noise issues, there is also the chance that they may not, which potentially could mean further mitigation measures would need to be considered. There is also the potential for a 'noisier' type storage business to occupy the site at a future time.

As the loading and unloading of scaffold poles and associated items can be a noisy operation, it is recommended that an acoustic assessment be provided for the purposes of this application. This will determine if the current activities, including the scaffolding businesses, related to this portion of the property not covered by the Certificate of lawfulness, are presenting, or have the potential to present, noise levels which could have an adverse effect on the closest residential receptors. If such an effect is found to exist, I would expect the consultant to propose specific

mitigation measures that would require implementation to resolve this issue. It could also assist future prospective tenants to understand their remit with regard to noise mitigation.

If the Planning authority are 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: An acoustic assessment shall be provided to cover any and all potential noise sources on this site which have the ability to cause a regular and ongoing adverse effect on the nearest residential receptors. The assessment shall be carried out by a competent person and the findings presented as a written report, including any necessary mitigation measures that need to be implemented. All elements shall be adhered to unless otherwise agreed to by the Local Planning Authority.

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: The burning of waste generated on this or the adjacent certificated sites, should not be disposed of in this manner, as any dark smoke generated or emitted may be an offence under the Clean Air Act 1993

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

Mark Moss
Regulatory Officer, Environmental Health