

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/02800	Your Ref:	APP/22/00766
EH Case Officer Extn:	44 6666	Date:	27 October 2022
DC Case Officer:	Mr J Toole		
DC Case Officer Extn:	446284		
Application Number:	APP/22/00766		
Site Address:	33 Creek Road, Hayling Island, PO119QZ		
Proposed Development:	Site Address: 33 Creek Road, Hayling Island, PO11 9QZ Proposed Development: Retrospective material change of use at Unit 2 Sui Generis to B8, Unit 3 Sui Generis to B2, Unit 4 E(g) to B2, Unit 6 Sui Generis to B8, Unit 7 Sui Generis to B8, Unit 8 Sui Generis to B8, to continue the current use a businesses		

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.

The address for this site is 33 - 35 Creek Road, Hayling Island, PO11 9QZ. There are residential properties situated within the confines of the site, and adjacent the Northern, Western and Southern boundaries.

This office has no objection in principle to the proposal to have change of use Class B8 usage assigned to the following units: 2; 6; 7 & 8.

However I would ask that if these units are to be approved for B8 usage, that the following conditions be applied:

Condition 1: The times of access to, or use of these units, for the purpose of work, storage, loading & off-loading and /or collections / deliveries, be restricted to 07:30 to 19:00 Monday to Friday, 08:00 to 13:00 on a Saturday, and not at all on a Sunday or Public holiday.

Reason: To ensure the amenities of neighbouring residential receptors, within and adjacent this site, are not detrimentally impacted by any noise, fumes or odour levels, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 2: The external yard areas associated with this site are not to be used by businesses for B8 storage purposes.

Reason: To ensure the amenities of neighbouring residential receptors, within and adjacent this site, are not detrimentally impacted by any noise, fumes or odour levels

With regard to the change of use to Class B2 General industrial, being proposed for Units 3 and 4, this office raises objection to this aspect of the application, and would recommend refusal in relation to these two units.

The reason for this is as follows:

B2 usage is not a class intended for use within a residential area, especially one in such close proximity to residential receptors within and adjacent to the site.

It is this office's contention that if it is the applicants intention is to use, or allow to be used, these two units for industrial process purposes, that only businesses that fall within Use Class E (g) (iii), be allowed to occupy either of these units.

Class E (g)(iii): any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The current use being carried out in Unit 3, would in all likelihood, be considered as a B2 usage, and whilst there seems to be some uncertainty as to the current or proposed usage of Unit 4, B2 usage has been applied for.

Please contact me should you require any clarification in regard to any of the above comments.

Mr. M. Moss
Regulatory Officer, Environmental Health