

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/02794	Your Ref:	APP/22/00771
EH Case Officer Extn:	44 6666	Date:	27 October 2022
DC Case Officer:	Mr J Toole		
DC Case Officer Extn:	446284		
Application Number:	APP/22/00771		
Site Address:	33 Creek Road, Hayling Island, PO119QZ		
Proposed Development:	Proposed retrospective roof extractor flue, storage shed, garage store, and replacement boundary wall.		
	I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

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, for this retrospective application.

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.

a. This office has no objection in principle to the retrospective application for units 9 and 10 i.e. garage store and storage shed, respectively. I would assume that if approved, they would be designated a Class B8 usage, in line with the other existing units on this site i.e. 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 for B8 storage purposes, by stand alone businesses, or by businesses / persons already operating on the site .

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

b. In a similar vein, this office has no adverse comments to make regarding the boundary wall.

c. With regard to the retrospective roof flue portion of this application, this office raises objection to this aspect of the application, as it serves the spray booth currently situated in Unit 3. The reasons for objection will be covered under my consultation response to App/22/00766 dealing with change of usage of units on this same site, and including Unit 3.

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

Mr. M. Moss

Regulatory Officer, Environmental Health