

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01495	Your Ref:	APP/16/01043
EH Case Officer Extn:	44 6671	Date:	18 October 2016
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/16/01043		
Site Address:	26 Scratchface Lane, Havant, PO9 3NG		
Proposed Development:	Site Address: 26 Scratchface Lane, Havant, PO9 3NG Proposed Development: Change of use to building at rear from (B2) General Industrial manufacture of fibre glass boats to (B8) storage of concrete cutting equipment with associated collection and delivery traffic.		

Observations / Comments:

Good morning Daphney.

I have been asked to comment on this application. I have read the documents attached.

Although I appreciate the current use, since the application requires a change of use to a B8 (storage and distribution) the potential impact once the use is granted could allow the site to operate in a far wider range of activity within the same class.

I note that currently the site is not subject to hours of operation, noise control etc. However, I would urge for controls to be put in place to ensure minimal disturbance to local residents. It is understood that occasionally urgent access to equipment would be needed out of normal operating hours, but this from reading the statement would be exceptional and to this end, restricting hours of operation should not impact the proposed operation/business and protect local residents.

in relation to noise generation, I am not able to pass comment yet as no information has been provided to inform on the actual practice of loading/offloading of equipment, their size, weight, potential impact noises or if equipment will be operated, repaired, checked within the unit, thus leading to noise generation and potential impact on the local neighbourhood. I note that the nearest noise sensitive dwelling is about 5-6m away from the unit and any impact or airborne noise generated by the proposed would be highly audible, particularly, in the evenings/night time hours.

I have concerns relating to the actual building and its lack of noise insulation. Depending on the actual use of the site, the impact of noise may be very detrimental to the local amenity. The roof, walls and hard surfaces forming the floor, would make this building very acoustically "live"

where reverberation, would be increased by the lack of insulation. This would in turn increase the loudness of any activity.

Although I appreciate the need to create/retain employment within the borough and the benefits such a proposed development offers, we need to balance this with the amenity for local residents. As information relating to the actual use is not yet provided, I would recommend **refusal** until such time as information is provided. However should you wish to grant this application I would request that the following conditions be inserted;

Condition 1:

Construction work shall not begin until an acoustic report and written has been submitted to and approved by the LPA. All works which form part of the scheme shall be completed before any part of the development is occupied. Noise sources (noise includes vibration) including transportation noise.

Reason: To protect the occupants of nearby residential properties from noise, vibration nuisance.

BS4142 Requirement

Noise resulting from the proposed B8 use shall aim not to exceed No Observable Effects Level (NOEL), when measured according to British Standard BS4142-2014.

Reason: in the interests of protecting the local residents from noise levels which would be detrimental to the residential character of the area.

Condition 2:

The whole site shall only be used/operated between the hours of
Monday to Friday 07.30am – 18:00pm
Saturdays 09:00am – 14:00pm and
At no times Sundays and recognised public Holidays.

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

I should also be grateful if informative (see below) could be placed within the consent, should you grant it.

Informatives

Hours of Construction and Demolition Work

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hours Monday to Friday, 0800 and 1300 hours Saturday and at no time on Sundays or recognised public holidays.

If and where allegations of noise from such works are substantiated by the Environmental Health Environment Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

Prohibition of Bonfires during the Construction / Demolition Phase

No bonfires to be allowed on site during the period of demolition, clearance and construction.

If and where allegations of smoke or smell of bonfires are substantiated by the Environmental

Health Environment Team, a Notice prohibiting the recurrence under The Environmental Protection Act 1990 may be served. However, should dark/black smoke be emitted, an offence under the Clean Air Act 1993 may have been committed.

Construction Method Statement for the Control of Dust

Best practicable means should be used to prevent dust emissions from all demolition and construction activities (e.g. the use of water to suppress dust) to prevent causing a nuisance to people living and working in the vicinity of the site.

If and where allegations of dust emission are substantiated by the Environmental Health Environment Team, a Notice prohibiting the recurrence under The Environmental Protection Act 1990 may be served

Mr. Laurent Lemagnen
Senior Environmental Health Officer