

HAVANT BOROUGH COUNCIL

MEMORANDUM

From: Environmental Health

To: Head of Development Control and
Technical Services

Our Ref: EH / MM / 141209

FAO: Mrs T. Pickup

Your Ref: App/14/01126

Ext. No: 446 666

Date: 09 / 12 / 2014

Site Address: First floor, 10 Mengham Road, Hayling Island, PO11 9BL

Proposed Development: Change of use from existing B1 office to D2 Fitness centre.

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant and can comment as follows:

I have visited the site of the applicants existing gym to assess the type of setup to be expected at the above address. The background music level was not too loud and can be adjusted if so required. Thick rubber matting is proposed to be used in areas where free weights are in use and also thinner but similar matting in areas where circuit training and group exercise classes are held.

My concerns are that it is proposed that this be a 24 hour / 7 days a week accessible gym; there are residential properties within 25 metres of the gym and at the same floor level. Therefore I would ask that the windows in number 10, facing the flats opposite in Mengham Road, be kept closed at all times to prevent any potential noise nuisance, impacting on the properties opposite. It might also be necessary to install, on these windows, vertical blinds or similar to prevent the possibility of light pollution impacting on the properties opposite, especially during unsociable hours.

With regard to conditioning this application, I think the conditions below should cover potential environmental health pollution aspects.

Condition 1: No vocal, acoustical or amplified sounds shall be used within the proposed site, where the said sound is sufficiently audible at the boundary of the nearest residential dwelling, to cause nuisance.

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

Condition 2: Noise from refurbishment works

No works or ancillary operations associated with the refurbishment of the premises 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 / Public Holiday, nor on any other day except between the following times

Monday to Friday: 8.00 – 18.00

Saturday: 8:00 – 13.00

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 and vibration nuisance.

Condition 3: 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 / pollution.

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

A handwritten signature in blue ink, appearing to read 'Mark Moss', with a stylized flourish at the end.

Mark Moss
Senior Environmental Health Officer