

HAVANT BOROUGH COUNCIL

MEMORANDUM

From: Environmental Health

To: Head of Development Control and
Technical Services

Our Ref: EH / MM / 051114

FAO: Mr S. Cantwell

Your Ref: App/14/00956

Ext. No: 446666

Date: 5 November 2014

Site Address: The Former Wheatsheaf, Bramdean Drive, Havant

Proposed Development: Outline application for construction of 3/4 storey building comprising 4No. 1 bed apartments, 11No. 2 bed apartments and 6No. 3 bed terraced houses with associated car parking, cycle and refuse storage following demolition of existing off-licence and garages, and approval of landscaping with all other matters reserved.

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 would ask that the following condition(s) be imposed, if any consent were to be granted.

Condition 1: No works or ancillary operations associated with the construction of the development 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 Holiday, nor on any other day except between the following times
Monday to Friday – 08.00 – 18.00
Saturday – 08:00 – 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 2: Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed

throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

Condition 3: During the site demolition, clearance and construction phase of the development no bonfires whatsoever shall be allowed on the site.

Reason: To protect the amenity of nearby residential properties.

Condition 4: 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.

There may be other issues that will need to be addressed once we have the full planning application and reports.

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