

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00291	Your Ref:	APP/14/01273
EH Case Officer Extn:	44 6666	Date:	12 March 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/14/01273		
Site Address:	70 Jubilee Road, Waterlooville, PO7 7RE		
Proposed Development:	Sub-division of the existing 4 bed detached house into 2No. 3 bed semi-detached houses including rear and side extensions and the erection of 1No. 4 bed detached house with associated access and parking to the rear. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 12 March 2015.		

Observations / Comments:

I note that under Condition 15 of the Decision Notice dated 27 February 2015, that it requests a Construction Management Statement be submitted for approval by the Local Planning authority.

I note that the applicant has submitted a Health & Safety Method Statement, in which mention is made of the following:

a. working hours of 08:00 - 16:30 / 17:00 Monday to Saturday and none at all on Sundays;

I would look for that to be changed to:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, 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 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

b. No fires, equipment or materials to be stored.

I'm not sure what that means but would look for that to be changed to:

You are hereby requested to ensure that no bonfires take place on this site, during any

phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

c. **Noise and Vibration:** 'We will select vehicles with noise and vibration damping' I would like to see this also include "equipment".

d. I can find no mention of measures to be employed to prevent dust pollution as called for under Condition 15.

I would like to see the following included:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

The above a, b & d are potentially going to be included in future on Planning application responses as 'Informatives' rather than Conditions. (Steve Weaver & / or Stephen Cantwell can advise in this regard).

If you are unable to include the above as requirements on the CMS under Condition 15 for this application, please let me know, as we will probably need to write directly to the applicant to make him / her / them aware of what our requirements are in relation to this particular application.

If you should require any clarification of any of the above, please do not hesitate to contact me.

A handwritten signature in dark ink, appearing to read 'MR MOSS', with a large, stylized flourish extending from the end of the name.

Mr. Mark Moss
Senior Environmental Health Officer