

From: Jamie Gargett
Sent: 11 September 2013 14:22
To: Daphney Haywood
Subject: RE: Merok House - Arboricultural Impact Assessment
Importance: High

Daphney

The supporting arboricultural evidence is comprehensive and outlined in the following points:

Minimal tree removal is required to facilitate development as well as a requirement for some tree pruning works to facilitate works.

The trees proposed for removal are all of low value and grading and most could have been removed for sound arboricultural reasons regardless of any redevelopment proposals.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

Therefore I have no objections to this scheme in arboricultural terms.

J

Jamie Gargett
Arboriculturalist
Planning & Built Environment

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Havant Borough Council

The Town and Country Planning Act 1990

Consultation on Planning Application

Tb
~~From~~ : Executive Head of Planning and Built Environment

From
~~To~~: Building Control

DC Case Officer Mrs D Haywood Ext: 9244 6513

Date: 12 August 2013

Application No. APP/13/00765

Site Address: Merok House Rest and Convalescent Home, 46 New Brighton Road, Emsworth, PO10 7QR

Proposed Development: Internal alterations, proposed replacement side extension (3 storey), proposed replacement side/rear extension (2 storey) with new build addition, and infill of existing central courtyard to form 30 bed care home. Closure of one existing vehicular access and provision of additional parking.

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 together with the application papers no later than 26 August 2013.

C. D. Murray

Mr Chris Murray
Service Manager (Planning Development)

From: Building Control

The application has been examined under the following areas where Building Regulations may impact on the planning application. In achieving Building Regulation compliance there may be a number of design solutions available and until a Building Regulations submission has been made it is not always possible to advise what, if any, changes may be required to the design.

The following areas have been considered:

Fire Brigade Access† ✓ Solid Waste Storage† ✓ Glazing (Positions, quantities, cleaning)† ✓

Siting of building/structure† ✓ Building over public sewers† ✓ Flues† ✓ Other† ✓

Please note no observations have been made in respect of disabled access. The DC Case Officer should discuss any access concerns with Building Control at the Access Surgery following assessment of the scheme using the access check sheet.

Observations:

Signed:

CA

Dated:

14/8/13

Economic development is supportive of this application which will provide additional accommodation for elderly people and create employment opportunities.

DAVID HARRIS
ECONOMIC DEVELOPMENT OFFICER
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To: Daphney Haywood
From: Mike Smith
Date: 20th August 2013

Reference: Application no: APP/13/00765

Site Address: Merok House Rest and Convalescent Home, 46 New Brighton Road, Emsworth, PO10 7QR

Proposed Development: Internal alterations, proposed replacement side extension (3 storey), proposed replacement side/rear extension (2 storey) with new build addition, and infill of existing central courtyard to form 30 bed care home. Closure of one existing vehicular access and provision of additional parking.

I am writing in connection to the above application, which has been passed to Environmental Health for comment. I can see that the applicant has taking into account my previous comments as to potential noise and odour from the kitchen and laundry and relocated these. There is however no detail about any proposed kitchen extraction/ventilation equipment or other equipment such as air conditioning or refrigeration units included on the plans, all of which may have the potential to make noise and disturb local residents.

Although I have no adverse comments to the application, I would ask that there are conditions covering potential noise/light disturbance from the new proposals, and conditions mitigating any disturbance during construction:

1. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.
2. No bonfires to be allowed on site during the period of demolition, clearance and construction.
3. Notwithstanding any information contained in the current application, no floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Details shall include, intensity and contours of illumination at various locations but including illumination levels at the nearest residential properties. 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.
4. Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments, heat pump) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

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

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area and to avoid “creeping” background noise levels in the area.

From: Peter Marshall

Sent: 13 August 2013 15:48

To: Daphney Haywood

Subject: FW: Acolaid Case APP/13/00765 - Merok House Rest and Convalescent Home, 46 New Brighton Road, Emsworth, PO10 7QR

The parking is below the guidelines given in the HBC parking standards. The amenity aspect of the reduced parking is a matter for consideration by the Planning Authority but does not warrant a refusal on highway safety grounds.

I recommend approval subject to the provision of 10 parking spaces and a condition making reference to the travel plan.

Peter J Marshall BSc MCHIT

Development Engineer

Havant Borough Council

023 92446 457

Please note: I work Tuesday, Wednesday, Thursday