

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/00323	Your Ref:	APP/20/00068
EH Case Officer Extn:	44 6666	Date:	06 February 2020
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/20/00068		
Site Address:	12 North Street, Emsworth, PO107DF		
Proposed Development:	Change of use of ground floor from Sui Generis (Sorting Office) to mixed use A1/B1a/A2/A3 (Shop/Business/Financial and Professional Services/Food and Drink). Change of use of first and second floors to B1a/A2 (Business/Financial and Professional Services). New roller shutter door in west elevation. 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 21/02/2020.		

Observations / Comments:

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

I have perused the amended documentation provided by the applicant, and can advise, as previously, that I would have no objection in principle to this application.

I note that there is still the possibility of a food establishment (restuarant (A3)) on the ground floor of this site, and as such, dependent on type of foods to be prepared, the addition of a suitable extraction system will potentially be a necessity, which in turn could lead to a detrimental loss of amenity if not nuisance, to nearby residential properties due to odour, noise and vibration. If this should become a reality, I would expect this aspect will be dealt with via an additional planning applciation.

I would request that Conditions and informatives as below be added to any positive decision notice:

Condition 1: 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.

INFORMATIVES:

All of the below mentioned informatives, will also need to be included within a Construction Environmental Management Plan, detailing measures / methods to be employed for the control of site noise and vibration, dust control and site lighting, during any demolition, excavation, clearing and construction works.

Hours of Work:

You are hereby advised 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

Dust Control:

You are hereby advised 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.

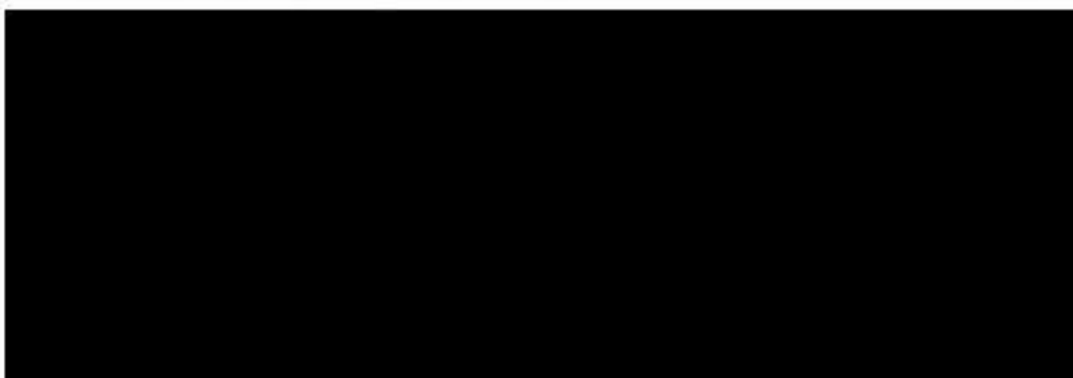
Bonfires

No bonfires to 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.

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

I would also advise that the above comments shall in no way prejudice any comments made by my colleague, Jonathan Driver, Environmental Control Officer.



Mr. Mark Moss
Regulatory Officer, Environmental Health