

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/02017	Your Ref:	APP/17/01013
EH Case Officer Extn:	44 6666	Date:	13 November 2017
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/17/01013		
Site Address:	Land adjacent to Lifeboat Station, Bracklesham Road, Hayling Island		
Proposed Development:	Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of HISC overflow car park for overnight parking for up to 28 days and nights per year for camper vans, cars, vehicles boats and trailers. I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

I have read through the documentation provided by the applicant and would recommend refusal of the variation to the above-mentioned previously imposed conditions. The reasons for this are as follows:

- a. The applicant has not clarified whether this application relates purely to the parking of vehicles overnight, or whether the intention is to also provide overnight accommodation in camper vans and similar vehicles.
{ I note that at the main clubhouse, 10 pitches for camper vans are already advertised, presumably for overnight accommodation purposes, between May to September. I also note that camper van pitches are also advertised on the HISC website for the Lifeboat station overflow car park between October to April, which would indicate that the use of this site for camper vans is possibly already taking place. }
- b. If for overnight accommodation purposes, no indication is given as to who will oversee and manage the site if people are allowed to caravan / camp overnight, to ensure that the amenities of nearby residents are not impacted on, by any potential noise generated by music, partying, vehicles to-ing & fro-ing, and general people noise. Also no mention is made of any potential mitigating measures that may be employed;
- c. Actual positioning of the proposed camper van sites has not been indicated i.e where on the site is it the intention to park them;
- d. In the same vein, no indication is given as to whether toilet & ablution facilities, wash-up facilities for cooking utensils etc and any disposal point for chemical toilets are to be provided on site. It has been advised in the application that HISC have

facilities in place for the collection of refuse from this site.

e. With the variation to Condition 11, again there is no indication whether it is the intention at all to provide any temporary or permanent lighting to the site. There is also no indication as to what measures might be employed to prevent 'own' lighting supplied by users of the site, from impacting on neighbouring residents.

I would suggest that the applicant consider the points raised above and clarify the clubs intentions.

I would also point out that if planning were minded to approve this application, the applicant will need to apply for a caravan site licence for the proposed number of sites, and the model conditions imposed thereon would need to be fully complied with. These conditions will be laid down in terms of the Caravan Sites and Control of Development Act 1960. It should also be noted that any development required by the conditions of a site licence for the time being in force under the 1960 Act, is permitted development under the The Town and Country Planning (General Permitted Development) Order 1995.

Please contact me should you require clarification of any of the above items.



Mr. Mark Moss

Senior Regulatory Officer, Environmental Health