

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00888	Your Ref:	APP/16/00583
EH Case Officer Extn:	44 6666	Date:	24 June 2016
DC Case Officer:	Heather Lealan		
DC Case Officer Extn:	44 6523		
Application Number:	APP/16/00583		
Site Address:	Plot 1 - The Retreat, Croft Lane, Hayling Island		
Proposed Development:	Proposed Development: Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage. 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 05 July 2016.		

Observations / Comments:

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

I have perused the enclosed plans / documentation provided by the applicant and can advise I have no objection in principle to this application. However, I have been unable to locate any information related to the swimming pool filtration system, pumps, heating equipment (if required), siting of same and any proposed noise mitigation measures if so required. I would ask that the following condition and informatives be added to any positive Decision notice.

Condition 1:

As there are other residential properties in close proximity to this site, any proposal relating to the installation of potential noise generating plant / equipment such as air source heat pumps, swimming pool pumps and filtration systems, airconditioning units and the like, shall be agreed and approved in writing by the Local Planning Authority prior to any development taking place.

Reason: in the interests of protecting the occupants of nearby residential properties from noise and vibration nuisance.

Any acoustic reports should be based on the principles of the BS4142 - 2014 requirements. Noise resulting from the use of any/all plant, machinery or equipment should not exceed the principle of No Observable Effect Level (NOEL), when measured according to the above standard. .

Informative regarding Hours of Work:

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

Informative regarding Bonfires:

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.

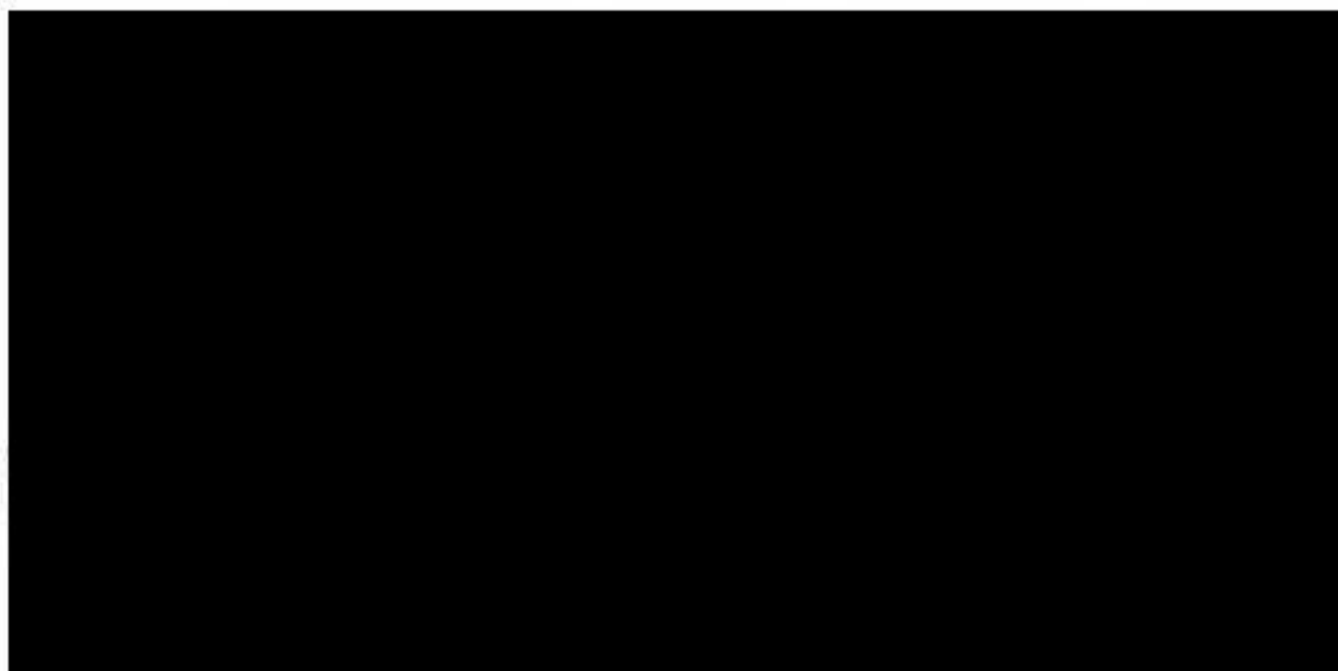
Informative regarding Dust Control:

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.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council. This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.



Mark Moss
Regulatory Officer
Environmental Health