



**This page is intentionally left blank**

## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 9 May 2019

Present

Councillor: Keast (Chairman)

Councillors: Lloyd and Crellin (Standing Deputy)

Other Councillor(s): Wilson  
Councillors

Officers: Nicholas Rogers, Democratic Services Officer  
Tina Pickup, Planner  
Steve Weaver, Development Manager

### **78 Appointment of Chairman**

RESOLVED that Councillor David Keast be appointed Chairman of the Site Viewing Working Party for this meeting, in the absence of the Chairman and Vice-Chairman.

### **79 Apologies**

Apologies for absence were received from Councillors Howard, Patrick and Satchwell.

### **80 Minutes**

The minutes of the meeting of the Site Viewing Working Party held on 17 January 2019 were agreed as a correct record.

### **81 Declarations of Interests**

There were no declarations of interest.

### **82 APP/18/01228 - Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR**

Proposal: Change of use to a mixed use of agricultural and logging / timber business with timber processing taking place in north west corner of site only (revised application).

The site was viewed as a request had been given by a Ward Councillor that this application be determined by the Development Management Committee.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

(i) Principle of development;

(ii) Impact on character of area.

- (iii) Impact upon residential amenity from noise and disturbance of use;
- (iv) Highway considerations; and
- (v) Impact on TPO tree.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from the rear and interior of Molandi.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided for the Development Management Committee.

**The meeting commenced at 1.30 pm and concluded at 2.35 pm**

.....  
**Chairman**

## ADDENDUM

### Development Management Committee

16<sup>th</sup> May 2019

#### Item 8(1) APP/18/01228 – Stoke farm, Northwood Lane, Hayling Island

Since the publication of the Agenda the following matters have arisen requiring an update as follows:

##### **1. Representations**

Receipt of an additional representation in Support of the application. It notes that the site is a working farm with associated noises and the business should be supported.

The applicant's agent has also responded to the Committee report and suggested conditions with the following points:

##### **2. 12-month Temporary Condition**

The applicant contends that a 12-month temporary permission would be unreasonable for the following reasons:

- a) Financial costs of discharging suggested condition 8 concerning the Arboricultural Method Statement and compaction remedial works; and the construction of the 3 RSJ supports.
- b) Applicant needs to recover their customer base and financially re-coupe the money they have lost this winter and 12-month security insufficient
- c) Offer mitigation strategies for impact on Stoke Farm house to the west
- d) Given Council's Environmental Health Officer's sound checks confirming noise does not affect any neighbours (apart from Stoke Farm house) then consider full planning permission should be given

*Officer Comment: The recommendation remains for temporary 12-month permission as the noise assessments are all based on predicted noise rather than actual noise. There is no experience of the actual noise impacts of the use operating from the proposed western location and a temporary consent gives the opportunity for the actual noise to be monitored with some noise recordings informing a further noise assessment to accompany any future application.*

##### **3. Chainsaw**

The applicant has suggested a condition regarding the maximum noise emissions of the chain saw, in accordance with the Addendum Noise report which suggests that a newer, quieter chain saw be used with a sound power level of 100dB LWA or less.

*Officer Comment: The precise model and noise emissions of the chain saw used would be difficult to enforce and therefore such a condition would not meet the relevant tests set out in the NPPF.*

##### **4. Personal Condition**

The applicant has requested that this condition be amended to include his son

*Officer Comment: This would potentially double the man-power and intensity of the scale of the business. As such this cannot be supported at this stage.*

**This page is intentionally left blank**