

ADDENDUM

Development Management Committee

16th 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.