



From: Graham Evans
Sent: 10 November 2014 12:54
To: Simon Davis
Subject: FW: BE/89/14/PL & BE/91/14/PL sites at Chalcraft Nurseries, Chalcraft Lane, Bersted, PO21 5TS

Hi Simon,

Sorry for delay in responding.

Complaints from nearby residents have previously led to service of a statutory nuisance abatement notice under the Environmental Protection Act 1990 Part III, upon the previous nursery operators, requiring the control of dust generated by vehicle movement on the existing gravel drive and car park to prevent a nuisance being caused to nearby neighbours. The proposed development has the potential for increased dust and noise generation in this area caused by increased movements of vehicles. Harm to amenity caused by dust deposition will occur before such deposition may be regarded as a statutory nuisance under the above.

The proposal to "replace part of the gravelled area with tarmacadam when the showroom permission is brought into use" is noted, and this may ultimately mitigate potential for adverse impact of deposition of dust upon nearby neighbouring premises. It is apparent that in the interim this potential will be reliant upon dust management practices and any increase in vehicle movements may increase the likelihood of adverse impact.

The proposal to restrict the hours of operation of the permitted uses is also noted.

We have received one recent complaint (May 2014) in respect of the current use, the complaint has indicated that there have subsequently been improvements in noise and dust from the site.

EH have no objection to the proposal in principle, subject to a condition limiting operating hours to those specified in the planning statement. Also a condition requiring the control of dust emissions from the site would be appropriate. I would suggest a condition based upon standard condition EHN14 for the latter, as follows: "*Before the development hereby permitted commences, a scheme shall be submitted and approved by the Local Planning Authority which specifies the provisions to be made for the control of dust generated by (vehicle movements on) the site*". In addition to the measures outlined in the planning statement such a scheme should include provisions for minimising dust by maintenance of the existing (gravel) surface, alternative/supplementary methods of dust suppression, physical restrictions on vehicle speeds, and dust deposition monitoring at the site boundary if appropriate.

Regards

Graham

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From: Simon Davis
Sent: 29 October 2014 09:39
To: Fiona Fitzgerald
Cc: Graham Evans
Subject: RE: BE/89/14/PL & BE/91/14/PL sites at Chalcraft Nurseries, Chalcraft Lane, Bersted, PO21 5TS

Fiona,

Ok thanks. Graham – I am taking both to Ctte on 19/11/14. I will report any comments you have as updates to the meeting.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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From: Fiona Fitzgerald
Sent: 29 October 2014 08:02
To: Simon Davis
Subject: Re: BE/89/14/PL & BE/91/14/PL sites at Chalcraft Nurseries, Chalcraft Lane, Bersted, PO21 5TS

Hi Simon,

These two are with Graham Evans as he knows all the history for this site and has been involved before. I did give him a nudge about them the other day. He is on leave this week, back next Mon.

Fiona

Sent from my iPad

On 28 Oct 2014, at 12:52, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Hi Fiona,

I don't know if these consultation requests would have come to you but could you inquire within your team who might be looking at them. I sent requests out in late August. I have had concerns from neighbours on both about noise and air pollution. I also believe there was a nuisance complaint made about one of the two sites.

Thanks

Simon J Davis MRTPI, Senior Planning Officer, Development Control

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