

Oliver Hoban

From: Kevan Buck
Sent: 05 June 2024 15:43
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/23/2394/0F1 - LAND AT NETHERTOWN ROAD, ST BEES

Change of use and alteration of land for siting of 5 holiday pods including access road, drainage, landscaping, solar panels, parking area and proposed paving / decking

Further to the additional information and amendments to the development as of May 2024. Following the comments dated 08.02.24 from Environmental Health, it is noted that the proposed plunge pool has been removed from the plans and this area is now shown as a circular decking area with benches in the Proposed Site Plan Amended May 2024. Environmental Health has no objection to this. It should be noted that a water supply line is still shown to this area on the Services Plan Amended May 2024 however.

In principal, Environmental Health has no objections to this development and the information regarding an on-site management presence is welcomed. If the development were to be approved, potential noise disturbance during the construction phase to other residents is possible and should be addressed through the imposition of standard construction working hours. Notwithstanding any health & safety / highways concerns, the provision of external lighting should be as sensitive as possible with the use of down lighting rather than causing excess glare and light pollution.

As such, Environmental Health would request that the following conditions are imposed on any planning approval:

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours: Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Artificial Lighting (External)

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason: To safeguard the amenities of nearby residential occupiers.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

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