

WESTERN AREA PLANNING COMMITTEE
14TH OCTOBER 2020

UPDATE REPORT

Item No: (2) **Application No:** 20/01658/FUL **Page No.** 85-96

Site: Units 4, 5, 6, and 7, 8, 9 Old Station Business Park Compton Newbury RG20 6NE

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Written submissions

Parish Council: Compton Parish Council- Councillor Keith Simms – available to answer questions at the meeting

Objector(s): Keith Simms - available to answer questions at the meeting
David Vaughan - available to answer questions at the meeting
Helena Vaughan - available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Applicant Jannis Kuepper- available to answer questions at the meeting
Applicant Vanessa Eastwick Field – available to answer questions at the meeting
Agent Jaymeni Patel- available to answer questions at the meeting

Ward Member(s) speaking: Councillor Carolyne Culver

1. Additional Consultation Responses

Public representations:	1 further objection. Matters raised: request that the air handling units have timers which switch off the units outside normal business hours and additional, effective acoustic fencing is added to block the noise when they are otherwise operating.
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2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions.

Officers from Environmental Health have spoken with the applicant's acoustic consultants Ventacoustics, to discuss a number of issues raised by the application. They have provided further analysis of the situation on the site from visits and reviewing videos submitted by neighbours. They have provided a reviewed position on the planning conditions. These are as follows.

Condition 4 of the agenda has been replaced with the condition set out below and a maintenance clause has now been included

	<p>Scheme of Works (Acoustic Mitigation)</p> <p>A detailed scheme of works shall be submitted based on the outline mitigation set out in the VENTA Acoustic Noise Impact Assessment in respect of reducing the noise impact emanating from the external storage units and cold containers in order to minimise the noise emitted by low frequency components and reduce the overall noise levels.</p> <p>The scheme of works shall be submitted to and approved by the local planning authority within 2 months of the date of this permission. Once approved the works shall be carried out within 1 month of the date of approval of such details.</p> <p>The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.</p> <p>Reason: To ensure that suitable mitigation is put in place to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
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The following conditions have been included in the update sheet to give a 'belt and braces' approach to the site and to ensure confidence there are conditions that need to be adhered too.

	<p>External lighting (new)</p> <p>No additional external lighting shall be installed on site without the prior approval in writing from the Local Planning Authority by way of a formal planning application made for that purpose.</p> <p>Reason: To protect the amenities of adjoining land users and the character of the area in accordance with the National Planning Policy Framework and policies OVS.5 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>
	<p>Noise from plant and machinery (Noise limit)</p> <p>All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise from it should not exceed at any time a level of 5dB[A] below the existing background noise level and 10dB[A] if there is a particular tonal quality or is intermittent in nature when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property.</p> <p>Reason: In the interests of residential amenity and to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework</p>

	and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.
	<p>Noise Containers measures</p> <p>The external containers hereby approved shall be serviced annually to ensure that all fans and reciprocating equipment is correctly balanced and running smoothly and when not in use the container shall be switched off.</p> <p>Reason: In the interests of residential amenity and to avoid disturbance to neighbouring dwellings in accordance with the National Planning Policy Framework and Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007 and CS14 of the West Berkshire Core Strategy 2006-2026.</p>