

WESTERN AREA PLANNING COMMITTEE
14TH OCTOBER 2020

UPDATE REPORT

Item No: (3) **Application No:** 20/01226/FUL **Page No.** 99-164*

Site: Land at Old Station Business Park, High Street, Compton

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Written submissions

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

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

Supporter(s): N/A

Applicant/Agent: Ms Jaymeni Patel (agent) – available to answer questions at the meeting
Mr Jannis Kuepper (applicant) – available to answer questions at the meeting
Vanessa Eastwick-Field (applicant) – 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. Further consideration of noise impacts

Environmental Health Officers have further reviewed the submitted noise impact assessment and contacted the consultant who undertook the assessment. It is the air handling unit which is the primary source of noise associated with units 10-12 that impacts on residents. They

consider the noise mitigation conditions in the main agenda report to be sufficient to ensure additional measures are installed and would be effective. Amendments to tighten the noise mitigation condition are recommended – to reduce the time frame for installing the additional mitigation to one month, and to clarify the 36dB limit to noise emissions relates to noise measured at the residential boundary.

It is noted that the other application within the business park, reference 20/01685/FUL, includes additional noise conditions for details to be submitted. These are not required for this application for two reasons: this site does not include any chilled container units; and the original noise impact assessment for units 10-12 alone, dated December 2019, included specific measures and noise limits.

Additional conditions restricting any additional lighting or plant machinery are recommended on both applications. This is to protect residents from any future amenity impacts that might otherwise not need full planning permission due to the potential for cumulative adverse impacts.

3. Updated Recommendation

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

<p>5.</p>	<p>Noise mitigation (amended) All of the mitigation measures identified in section 5.2 of the Venta Acoustics Noise Impact Assessment VA2572.191211.NIA dated 11 December 2019 shall be installed within 1 month of this permission and thereafter retained and details confirming installation submitted to an approved in writing by the Local Planning Authority. The plant noise emissions shall not exceed, when measured at the eastern boundary of the residential properties off Yew Tree Stables, 36dB between 07:00 – 19:00 hours and 27dB between 19:00 – 07:00 hours as outlined in section 4.3 of that assessment.</p> <p>Reason: In order to protect the amenity of adjacent land users in accordance with the National Planning Policy Framework, policies CS14 of the West Berkshire Core Strategy 2006-2026 and OVS.6 of the West Berkshire District Local Plan Saved Policies 2007.</p>
<p>7.</p>	<p>External lighting (new) 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>8.</p>	<p>Plant machinery and containers (new) No additional extractor units, ducts or other mechanical plant shall be fixed to the external faces or roof of the building or ancillary structures 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 adjoin land users and the character of the area 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>