

WESTERN AREA PLANNING COMMITTEE
4TH NOVEMBER 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/01226/FUL **Page No.** 7-61

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

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Written submissions

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

Objector(s): Mr Keith Simms – available to answer questions at the meeting
Dr Peter Jones – available to answer questions at the meeting

Supporter(s): N/A

Applicant/Agent: Ms Jaymeni Patel (agent) – available to answer questions at the meeting

Ward Member(s) speaking: Carolyne Culver

1. Additional Consultation Responses

Public representations:	Resubmission of Ian Sharland Ltd Noise & Vibration Control Specialists commenting on the applicant's submitted noise assessments. It concludes that the site clearly emits noise which can cause adverse impact at residential neighbours, but that the submission does not include a schedule of works for acoustic remediation. It recommends a condition to ensure acceptable levels of noise. It recommends noise levels be set to BS4142:2014 Rating Level at least 5 below daytime and night-time background noise levels confirmed by previous surveys, and that low frequency noise internally (20-100Hz) does not exceed the ISO226 threshold curve for audibility.
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2. Further consideration of noise impacts

The Council's Environmental Health arranged for noise monitoring within dwellings which have been affected by the noise. This has identified an issue at 100Hz, but is unlikely to be related to the AHU on units 10-12.

Officers acknowledge that the noise impacts of the applicant's activities are more than just those from units 10-12. However, this application only relates to units 10-12 and the primary consideration is the noise related to those particular units. On the basis that the plant machinery associated with units 10-12 can be mitigated to ensure its noise impact does not unduly affect residents the recommendation remains approval subject to conditions.

An amendment to the noise mitigation condition is recommended – to include LAeq after the decibel levels in the condition – which ensures noise measurements are correctly calculated. The timer condition also continues to be recommended with no amendment.

There has been an improvement to date where the equipment has been turned down to 20% at night. So the timer condition would also formally secure permanent improvement for residents.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report with the following amendment.

5.	<p>Noise mitigation (amended)</p> <p>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 (LAeq) between 07:00 – 19:00 hours and 27dB (LAeq) 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>
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