

**WESTERN AREA PLANNING COMMITTEE  
11 NOVEMBER 2020**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 20/01326/FUL                      **Page No.** 35-44

**Site:** 11 - 13 Market Place Newbury RG14 5AA

---

**Planning Officer Presenting:** David Pearson

**Member Presenting:** N/A

---

**Written submissions**

**Parish Council:** N/A

**Objector(s):** N/A

**Supporter(s):** N/A

**Applicant/Agent:** Mr Barney Ray of Bidwells (agent)

**Ward Member(s) speaking:** Councillor Andy Moore  
Councillor Martha Vickers

**1. Planning History**

<b>Application</b>	<b>Proposal</b>	<b>Decision</b>
<b><u>13/02501/COND1</u></b> (original wording: 13/02501/FULD)	Application for approval of details reserved by Condition 3 - Scheme of Sound Insulation of approved reference 13/00078/FULD. Change of Use and minor alterations of first and second floor offices to three one-bedroomed residential flats.	Approved

## 2. Consultation

### *Public Representations*

- A further letter of representation and a letter of objection have been received. The total number of representations is now **12** contributors, 0 of which support, and 12 of which object to the proposal.

<b>Noise</b>	<ul style="list-style-type: none"><li>• Concerns that the submitted noise assessment report has ignored the impact of external noise, i.e. the sound of customers coming and going to and from the premises.</li><li>• Concerns about noise pollution and that the proposal would break the law on noise pollution.</li></ul>
<b>Window Treatment</b>	<ul style="list-style-type: none"><li>• Concerns over the proposed window treatment as it is not considered to be sympathetic and suitable in a conservation area.</li></ul>

#### Officer Comments:

- Paragraph 6.10 of the Committee Report has already states that the noise levels proposed of proposed development would comply with the criteria within the BS8233:2014 and a condition will be imposed to ensure that all rectification works identified in the submitted Noise Assessment Report shall be completed before the development hereby permitted is brought into use.
- This application is not seeking to alter any windows and it is not a matter to be considered in this planning application.

## 3. Appraisal

### *Amenities*

- The Noise Assessment Report (Ref: PR2001\_28\_FINAL) dated 01 October 2020, table 1 sets out the site assessment findings and recommendations. Please see below for details. The full set of Noise Assessment Report is also attached.

<b>Entrance Doors</b>	It is recommended that acoustic perimeter seals are installed around the frame of the door and at the junction between the double leaf doors to prevent unnecessary sound transmission to the outside. It is recommended that the doors also incorporate an automatic closer system.
<b>Separating floor</b>	The separating concrete slab floor was in good condition with no M&E penetrations causing sound flanking. It is recommended that if any new M&E services penetrations are added the void is fully sealed up with mortar.  Alternatively for smaller penetrations rockwool insulation can be inserted and the hole covered with plasterboard.
<b>Ceiling</b>	It is recommended that the mineral fibre ceiling is retained and a layer of insulation (e.g. rockwool or equivalent) is used above the ceiling to assist in dampening the sound.

- A condition has been recommended to ensure that all rectification works identified in Table 1 of the approved Noise Assessment Report have been provided prior to the development shall be brought into use.

#### **4. Other Matters**

- At the time of writing this update report no further response has been received from the Licensing Team.
- As mentioned in the Committee Report, a Betting Premises Licence Application has also been submitted and a Licensing Committee meeting was held on 09 November 2020. Based on the earlier information from the Licensing Team 19 letters of objection had been received and also a petition signed by 16 people opposed to the grant of the premises licence application.