DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/09/0751/FULL – B & W Loudspeakers Dale Road

DATE OF SITE VISIT: 09/09/09

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application property is a modern industrial unit with glazed reception entrance. Beyond this the building is clad in an 'Albatross' colour with heritage Green trim, with internal industrial operations undertaken inside. Bio Filtration plant, external flumes, and ducting all evident on elevations.

The application site is situated within an established industrial estate with a roundabout to the north of the site. Access to the site is via two routes; to the north via the roundabout and to the south. Rossetts Commercials, a B8 vehicle storage business, occupies an industrial unit situated south of the application site. An open vehicle storage area and car park serving B&W Group Ltd separates the two units. Southern Water sewage compound abuts to the east. Various older industrial premises are situated across the street from the site to the west. The nearest residential properties are some 100 metres south of the application site.

PROPOSAL:

The development sought for has been advertised as installation of an externally sited dust filtration unit to be an integral part of the new process extraction system

Planning permission has been applied for the installation of a dust filtration unit alongside to measure (at maximum) approximately; 4.9 metres in height, 2.4 metres in depth, and 1.2 metres in length. It will be constructed using galvanised steel panels.

The installation of the equipment is part of wider modifications to the manufacturing facility and site at Dale Road which have arisen from a rationalisation of B&W Group Ltd operations; a Danish plant has closed and its operations are in the process of relocating to the Worthing site.

This filtration unit will be an integral part of the new process extraction system for the new loudspeaker cabinet manufacturing facility.

RELEVANT PLANNING HISTORY:

WB/09/0520/FULL
Installation of extraction ducting to the south and east elevations of the building
Granted consent 23.09.2009

RELEVANT PLANNING POLICIES:

The South East Plan 2009
BE1, CC1, CC2, CC3, CC4, CC6, RE1, RE6, NRM9, MRM10, NRM11, SCT1, SCT2, SCT3

Worthing Local Plan 2003
BE1, H18, RES7

National Advice
PPS1, supplement to PPS1, PPG4, PPS10, PPG24

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Borough Environmental Health consultation response received, content of which is summarised below:

I have discussed this issue with applicant Tim Hill at B&W. The noise data included within the application refers to the noise from the whole plant, i.e. the ductwork, external filtration unit and associated fans. In this case the fans are to be sited internally, so the noise data does not accurately reflect the likely noise emissions in this case '(which are likely to be lower). As the set up proposed here is untried elsewhere actual (predicted) noise levels cannot be supplied. Therefore I recommend the following condition be attached to any permission granted in order to ensure noise from the development does not adversely affect the amenity of local residents (which the applicant has verbally agreed to)

Within 14 days of the date of installation of the dust filtration unit and associated equipment (the subject of this application), an assessment of noise from the development shall be carried out by a suitably qualified and competent acoustic consultant. A scheme for controlling noise emissions from the plant shall then be submitted to the Local Planning Authority within 14 days of the noise assessment. The scheme shall be designed to have regard to the principles of BS4142:1997 to achieve a difference between the Rating Level and Background Level of -10dB and identify any mitigation measures required to reduce noise levels. Any noise mitigation works identified within the scheme and a test to demonstrate compliance with the scheme, shall then be undertaken within 1 month of the scheme being approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

PLANNING ASSESSMENT:

The principle of further development on this site is acceptable in principle. Therefore, the principle planning concerns with this proposal is its visual impact upon the established character and appearance of the area, and its impact upon the amenities of the occupiers of neighbouring land-uses principally via the potential for noise pollution, and, finally, on parking provision and highway safety.

Visual Impact

Although the machining equipment associated with a new cabinet manufacturing facility and main extraction fans will be installed internally, the filter unit is quite large and bulky. It is the size it is because the extraction system is the central collection of all the dust generated by the machine and sanding processes. Oblique views of the equipment would be visible from Dale Road, however the scale and finish of the equipment is that of industrial style. Also, the equipment is to be installed on the south elevation of the building, which is set amongst other industrial units that surround the site. The galvanised steel finish of the equipment compliments the colour of the cladding of the building, and any reflection coming off it would not be so obtrusive to passer-bys to justify withholding permission.

Impact upon adjoining land-uses

An open vehicle storage area and car park serving B&W Group Ltd separates the B8 business to the south with the application site. Older industrial premises are to the west and a Southern Water compound to the east. Reasonable distances exist between the functional buildings of these land-uses and the application site. Residential properties are some 100 metres south of the application site.

Although the main extraction fans will be housed internally within the building fabric and all fans will have inline acoustic silencers fitted to them, the equipment has the potential to generate noise and disturbance onto the adjoining and surrounding land-uses particularly to those residential homes along Meadow Road. Planning Policy Guidance 24: Planning and Noise states the assessment to the acceptability of this resultant impact should consider the advice of Environment Health.

Upon consultation that department has raised no objection to the proposal but only on the provision that a condition be imposed on any approval ensuring an assessment of noise is carried out by a suitably qualified and competent acoustic consultant and a scheme for controlling noise emissions from the plans is submitted within 14 days of the noise assessment. Any noise mitigation works identified within the scheme and a test to demonstrate compliance with the scheme shall then be undertaken within 1 month of the scheme being approved.

Since Environmental Health is satisfied with the noise impact arising from the development subject to compliance with the suggested condition, the potential for an unacceptable degree of disturbance to occur onto adjoining land-uses and close-by residential homes is negated, and therefore the need for further mitigation measures secured via planning condition is unnecessary.

Parking Provision and highway safety

The filtration unit would occupy three parking spaces to the south elevation of the building. However, since the car park to the business is currently under-occupied, the loss of the these spaces would not materially exacerbate the on-street parking congestion currently experienced on surrounding streets, including those within the industrial estate.

The position and width of the filtration unit would make the passage of HGVs along the southern site access even more difficult than at present (it is offset from the building by some 1.7 metres and has a depth of 2.4 metres). It is current site operation practice to direct HGVs to make use of the northern site access, and the proposal is to continue this practice. Such an arrangement will improve highway safety as the roundabout allows for better HGV turning and manoeuvrability space. This is a better solution than having HGVs enter and exit from the narrow southern site access where visibility is poor due to on-street parking, and manoeuvrability space restricted.

Given the above assessment of design and impact upon amenities of adjoining land uses and nearby residents, it is considered that, on balance, the application should be approved conditionally.

RECOMMENDATION:

Approve, subject to the following conditions:

1. Standard 3 yr expiration date

2. Within 14 days of the date of installation of the dust filtration unit and associated equipment (the subject of this application), an assessment of noise from the development hereby approved shall be carried out by a suitably qualified and competent acoustic consultant and shall be submitted to and agreed in writing by the Local Planning Authority. A scheme for controlling noise emissions from the plant shall then be submitted to and agreed in writing by the Local Planning Authority within 14 days of the noise assessment being agreed. The scheme shall be designed to have regard to the principles of BS4142:1997 to achieve a difference between the Rating Level and Background Level of -10dB and identify any mitigation measures required to reduce noise levels. Any noise mitigation works identified within the scheme shall then be undertaken within 1 month of the scheme being approved in writing by the Local Planning Authority and a test shall be carried out on site by a suitably qualified and competent person to demonstrate the installed noise mitigation works are in compliance with the scheme, and these works shall be retained and maintained to perform in accordance with the agreed details thereafter to the satisfaction of the Local Planning Authority.

REASONS FOR RECOMMENDATION:

The proposal complies with the Saved Worthing Local Planning Policies BE1, H18, and RES7, and South East Plan policies BE1, CC1, CC2, CC3, CC4, CC6, RE1, RE6, NRM9, MRM10, NRM11, SCT1, SCT2, and SCT3.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... .....Date.....13/10/9.....

Authorising Office
Sign..... .....Date.....12/10/09.....