DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

Glaxo Smithkline
Southdownview Way
Worthing

WB/09/0825/FULL

DESCRIPTION OF DEVELOPMENT

Erection of single storey non-heated enclosure to house an air handling unit (AHU)

This is a steel farmed building with double doors , 8.1 metres long; 4 metres wide and mono pitched roof 3.5 to 4.2 metres tall and painted lime green. The air handling unit is to be relocated from existing premise in Crawley and will serve the adjacent Building 2.

DATE OF SITE VISIT 16.11.09

NEIGHBOURS CHECKED : Y ~~/ N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

None

SITE AND SURROUNDINGS:

The site sits close to the northern boundary of the large industrial complex on a prepared concrete base, adjacent to some large existing pant and buildings . The smaller units are painted green. Between the site and the boundary is a large car park. Marking the boundary is a fence and tall mature trees . Beyond this are the two storey houses in Clarendon Road. The closest is 42 metres and presents a blank flank wall. The nearest rear elevations are 80 metres away. To the north east of the site is farmland, part of the strategic gap. A low ambient buzz of noise from the existing plant is apparent.

RELEVANT PLANNING HISTORY:

The complex has a long and complicated history.

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan policies, RES7, BE1, H18,
PPG4: Industry
PPG24: Noise
Planning Policy Statement 1: Delivering Sustainable Development

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

Environment Health Manager: no objections subject to comments below ;

The proposed development site is located approximately 35m to the south of residential premises. There is therefore the potential for noise from the Air Handling Unit (in its enclosure) to affect residential amenity unless properly controlled.

The application contains no information on the levels of noise likely to be emitted from the unit, nor how much attenuation is likely from the enclosure. Therefore I cannot comment on its acceptability.

The applicant should therefore be asked to undertake a proper noise impact assessment. This could be achieved by condition if necessary and I recommend the following.

"The Air Handling Unit shall not be operated until a scheme for controlling noise emissions from the air handling unit and its enclosure has been submitted to and approved by the Local Planning Authority. 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 at least -10dB. Any noise mitigation works identified within the scheme shall be completed prior to the air handling unit being operated. A test to demonstrate compliance with the scheme shall then be undertaken within 1 month of the air handling unit and its enclosure being installed."

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 the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Amenity and environmental impacts

- Design

Principle of development

The proposal is located in a large industrial complex within a designated trading area. As such it is in conformity with the former Local Plan designation, consolidates an existing approved use and helps regenerate the industrial estate and is supported.

Amenity and environmental impacts

The proposed site is somewhat remote from any sensitive neighbouring occupiers and well screened and is within the existing building envelope of the site which is long established and has a goods history of neighbourly management of its operations to avoid undue noise and disturbance. However, as the Executive Head of Health and Community Safety notes, full details are absent and there is still the potential for noise disturbance. The recommended condition would enable any problems to be identified and addressed by suitable mitigation and is an appropriate remedy. It is noted the business regularly monitors noise readings at the boundary to ensure problems do not arise. No objections have been received from the neighbour residents.

Design

The structure is small and similar to existing identically painted units and would be read against the background of larger buildings.

RECOMMENDATION:

Grant permission subject to time condition and noise condition recommend by The Executive Head of Health and Community Safety.

REASONS FOR RECOMMENDATION:

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan policies, RES7, BE1, H18,
PPG4 (Industry)
PPG24 (Noise)

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?
Y / N

DELEGA[redacted]

Case sign.....[redacted].....Date....18·11 09..... Officer
Authorisin sign.....[redacted].....Date....18·11·09..... Officer