DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/09/0520/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 extraction ducting to the south and east elevations of the building

Planning permission has been applied for the installation of extraction duct work to south (for 102 metres) and east elevations (for 42 metres) of the building. It will run horizontally along these elevations. The ductwork is 400mm spiral wound galvanised mild steel. All brackets and support clamps to it are also galvanised.

The installation of the ductwork 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.

The ductwork is to transport the exhaust air from a new spray booth to the existing Bio Filtration plant on the east elevation of the building. This is mandatory under the licence issued by Worthing Borough Council.

Relocation of the spray booth, and so eliminating the need for external ducting was discounted as it was not financially or practically viable. Installing the ductwork internally would necessitate a significant amount of modifications to equipment currently installed in the factory and loss of internal storage.

RELEVANT PLANNING HISTORY:

None

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:

Southern Water consultation response received, content of which is summarised below:

Do not wish to comment

Borough Environmental Health 2nd consultation response received, content of which is summarised below:

The proposed Attenuator Specification will reduce the noise level from the plant in question so that the criteria set out in the original report will be attained, i.e. that the level achieved at the nearest noise sensitive façade (approx 100m to the south) will be 10dB *below* background noise levels.

Provided the attenuator specified in Paragraph 1.3 of the Addendum (or one that provides a better noise reduction) is installed, no further comments or objections.

PLANNING ASSESSMENT:

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.

Visual Impact

The ductwork will be to the south elevation and east elevations, the greater length being the south. This elevation is set amongst other industrial units that surround the site. Oblique views of it would be visible from Dale Road however the scale and finish of the ductwork is that of industrial style. The ductwork to the rear would not be visible from public vantage point as it faces the private depot area of the industrial unit and then a secured South Water sewage compound. As it is largely removed from public view any reflection from the galvanised steel finish of the ductwork would not be unduly prominent to workers or passer-bys. Such a finish also compliments the

colour of the cladding. The linear run of the ductwork reflects the length of existing green trim of the cladding.

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 extract fan itself will be housed internally within the building fabric, the ductwork 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 the Borough Environment Health department.

That department objected to the Environmental Noise Assessment (J 00395 Dated Friday 31st July 2009) originally submitted with the application, arguing that calculations for the effect of the noise at the nearest noise sensitive premises by distance (not just line of sight) should be included. Further the application should conclude what attenuation would actually be installed. The hours of operation will also affect what attenuation would be required.

In response, the Environmental Noise Assessment was amended (J 00395 – ADDENDUM dated Monday 7th September 2009) with calculations formulated by distance rather than line of sight (100m and not 234m) and on a worse case scenario of 24 hour operation. The amended assessment also detailed the attenuator specification. After re-consultation Environmental Health rescinded their objection on the provision that the attenuator specified in Paragraph 1.3 of the Addendum (or one that produces a better noise reduction) is installed.

Since Environmental Health is satisfied with the noise impact arising from the development, 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.

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. No operation of the ductwork shall commence unless and until the attenuator specified in Paragraph 1.3 of the Environmental Noise Assessment J 00395 – ADDENDUM dated Monday 7th September

2009 has been installed in a manner that ensures performance to the specification set out in the same, to the satisfaction of the Local Planning Authority. The attenuator shall be retained as such 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.....22.9.09.....

Authorising Officer
Sign..... .....Date.....21.9.09.....