MC/14/2357

Date Received: 12 August, 2014

Location: Co-Op Supermarket 27 High Street, Isle Of Grain, Rochester, ME3 0BJ

Proposal: Installation of a mechanical plant to rear with key-klamp protection rail and colour variations to existing shop front

Applicant: The Co-operative Group

Agent: Mr C Jackson Wellsfield Associates 80 High Street Hadleigh Essex SS7 2PB

Ward Peninsula

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Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 3 December 2014.

Recommendation - Approval with Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2546.02 received 12 August 2014.

   Reason: For the avoidance of doubt and in the interests of proper planning.

3 The development herein approved shall be maintained in accordance with the measures detailed in the submitted noise assessment by Belair Research Limited reference B3569/CB3498 dated 20/10/2014.

   Reason: To ensure the development does not prejudice conditions of amenity.
For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application is for the installation of a mechanical plant to rear of the premises with key-klamp protection rail and colour variations to the existing shop front. The site area surrounded by the rail will be approx. 5.8m x 5.8m. The railings will be approx. 1m high. The refrigeration condensers will be 3.69m wide, approx. 1.2m deep and 1.6m high.

Relevant Planning History

MC/09/0511 Replacement front entrance door
Approved 9 June, 2009

MC/07/1443 Replacement of existing gates with a 1.8 metre high palisade gate to yard area and fencing to side boundary
Approved 3 October, 2007

MC/03/2365 Installation of automatic sliding door together with external ramp & balustrade
Approved 16 December, 2003

Representations

The application has been advertised on site and by individual neighbour notification letters to the owners and occupiers of neighbouring properties.

One letter has been received containing signatures from five different addresses raising the following concerns:

- The size of the unit
- The noise levels of the unit
- Whether the access gate will be inside the shop boundary fence.

St James Isle of Grain Parish Council has not raised any objection but would like a more rigorous consultation process be undertaken due to the potential noise from the new mechanical plant.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.
Planning Appraisal

Design

The application site is located where the street scene is typically mixed and there is off road parking to the front. The proposals include spraying the shopfront frames, door and stallriser Traffic Grey B matt finish RAL 7043. As this is the only shop in a mixed street scene no objection is raised to this.

To the rear is a conservatory extension and two garages. There is a patio and the remainder of the yard is overgrown. The site is bounded by an approx. 2m high close boarded fence.

The proposal is for a mechanical plant to the rear which will be located behind some existing garages within the yard. The design of the plant is typically industrial in nature however it will not be readily visible behind the garages and the 2m high fence. In terms of scale and proportion it is considered to be in keeping with the existing property.

Whilst the design is utilitarian it is not readily visible and therefore accords with policy BNE1 of the Medway Local Plan 2003.

Amenity

The proposed plant will be well screened behind the garages from the front and from the surrounding neighbours by the approx. 2m high close boarded fence. It will therefore have no detrimental impact on any neighbouring property in terms of loss of sunlight, daylight, outlook or privacy.

In terms of noise an acoustic assessment has been undertaken. The condenser will produce a sound power level of 66dBA during the day and 55dBA at night, equating to free field sound pressure levels of 32dBA and 21dBA respectively at 10m. The compressor pack will be within and attenuated by the garage so that it does not significantly contribute to the cumulative sound level at the nearest noise sensitive locations. The existing air conditioning units are to be retained.

The information within the acoustic report has been assessed by the Council's Environmental Health team who consider that it is acceptable subject to the levels set out in the report not being exceeded. An appropriate condition is therefore recommended to ensure the plant adheres to the recommendations and specifications in the report. Subject to this it is considered that the proposal accords with policies BNE2 and BNE3 of the Medway Local Plan 2003.

Highways

The proposal will not result in any additional parking pressures and therefore no objection is raised on highways grounds.
Local Finance Considerations

None relevant.

Conclusions and Reasons for Approval

The proposed plant will have no detrimental impact on the appearance of the street scene, neighbouring amenities (subject to adherence to the recommended condition), or highways. The proposal therefore accords with the above mentioned Development Plan policies and therefore is recommended for approval.

The application would normally be considered under delegated powers but is being reported to Committee due to the extent of the representations received expressing a view contrary to the recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here http://publicaccess.medway.gov.uk/online-applications/