

**MC/20/1886**

**Date Received:** 4 August 2020  
**Location:** 7-11 Central Parade Rochester  
Medway ME1 2LQ  
**Proposal:** Construction of external coldrooms with canopied walkway to rear together with the installation to rear of 3x air conditioning units - demolition of existing outbuilding  
**Applicant Agent:** The Co-operative Group  
Wellsfield Associates  
Mr Christopher Jackson 29 Tyrone Road  
Thorpe Bay  
Southend-on-Sea  
SS1 3HE  
**Ward:** Rochester East Ward  
**Case Officer:** Doug Coleman  
**Contact Number:** 01634 331700

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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 13th January 2021.**

**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:  
  
Drawing numbers 3515.11A and 3515.112A received on 11 August 2020 and drawing number 3515.13 received on 17 August 2020.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The development hereby permitted shall not be brought into use until a plan showing details of screening of the proposed coldrooms has been submitted to and approved in writing by the Local Planning Authority. The screening shall be completed in accordance with the approved details before the coldrooms and associated plant are brought into use and shall thereafter be retained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 The development hereby permitted shall be carried out and the plant installed in accordance with the specifications of the Plant Noise Impact Assessment by NSL Noise Solutions Ltd. (reference 83740/Revision 00) received on 27 November 2020 and thereafter retained.

Reason: In the interests of amenity and in accordance with Policy BNE2 of the Medway Local Plan 2003

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

### **Proposal**

This application relates to the Co-op which occupies 5 of the 6 units in a parade of shops.

The proposal is to construct an external cold-room, projecting approx. 5.5m from the rear of the building, The proposed cold-room would be approx. 6.7m wide by approx. 2.4m high, and there would be an approx. 1.8m wide canopy from the rear of the shop to the entrance to the cold-room.

### **Relevant Planning History**

MC/20/2062	Advertisement consent for installation of 1 x internally illuminated fascia sign with built-up logo, 1 x non-illuminated fascia sign, and 1 x internally illuminated projecting sign Approved 29 October 2020
MC/11/3107	Details pursuant to conditions 01 & 02 attached to the planning permission for the retention of mechanical plant together with new attenuated housing to the HT pack and screen fencing to the LUVE unit Conditions discharged 23 February 2012
MC/11/1543	Details pursuant to conditions 02 & 03 of planning permission MC/10/4644 (Retention of mechanical plant together with new attenuated housing to the HT pack and screen fencing to the LUVE unit) Condition discharged 20 June 2011
MC/10/4644	Retention of mechanical plant together with new attenuated housing to the HT pack and screen fencing to the LUVE unit Approved 15 March 2011

MC/10/2604	Retention of existing mechanical plant and screen fencing and installation of new attenuated housing around HT pack Refused 7 September 2010
COMP2006/1661	Enforcement Notice served regarding unauthorized installation of 4 air conditioning units, a LU-VE condensing unit and HT Pack Served 30 April 2010 Took effect 2 June 2010
MC/09/1392	Retrospective application for retention of mechanical plant and condenser units and construction of new screen fencing to rear Refused 12 November 2009
MC2008/1396	Retrospective application for the installation of refrigeration/air conditioning plant to rear Refused 30 October 2009
MC2007/1404	Retrospective application for installation of refrigeration heat exchanger unit Refused 27 June 2008
MC2006/1524	Construction of an additional plant unit to rear of property Refused 4 October 2006

## **Representations**

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

**Four letters** have been received raising the following objections.

- The new chiller rooms will have external condensers fitted which could generate more noise than the existing units.
- Noise levels should be measured at the rear of the building in Haversham Close.
- Noise assessment is over a year old.
- The design of the proposed extension would be out of character and should be enclosed with brick or fencing.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 and are considered to conform.

## **Planning Appraisal**

### *Principle*

There is no objection to the principle of the proposed development which relates to development ancillary to an established retail unit in a local shopping centre, as identified by Policy R10 of the Local Plan. The main considerations relate to matters of detail – the visual impact and the effect on residential amenity. No parking or highway issues are raised by the application.

### *Visual impact*

The proposed development would be located to the rear of the existing building and would not be visible from Marley Way. It would be visible from Haversham Close, which is a cul-de-sac comprising 8 houses. The rear of the shop is typical of the rear of such premises, with a hard surfaced area, security fencing and bin storage and does not present an attractive appearance. The proposal, being a metal construction is functional and would not enhance the site's appearance. However, being a small scale development, related to an existing shop, it is considered that any additional harm in terms of design and appearance would be minimal. Nevertheless, in event of the application being approved, a condition is recommended requiring the provision of appropriate screening. Subject to this condition, no objection is raised under Policy BNE1 of the Local Plan and Paragraphs 124 and 127 of the NPPF.

### *Amenity considerations*

The application raises no issues in terms of light, privacy or outlook. The only concern in terms of the impact on residential amenity relates to noise.

The application was accompanied by a Noise report, which included a background noise survey. An amended Plant Noise Impact Assessment was submitted on 27 November 2020, following concerns raised with regard to the location of the background survey being to the front of the building.

The replacement plant has been predicted to provide a small reduction in day time noise levels at the nearest residential façade of 1dB which is unlikely to be perceptible to these properties. However, there is a substantial improvement to night time noise levels of -5dB. Therefore, whilst the 10dB below background criterion for plant noise will not be achieved, noise levels at the nearest residential properties will be improved compared to the current situation, particularly during the most sensitive night time period. The predicted noise levels are also likely to be below the internal guideline noise levels in BS8233/WHO guidelines, and therefore are unlikely to result in adverse impact. The proposal is considered acceptable and in accordance with paragraphs 127 and 180 of the NPPF and Policy BNE2 of the Local Plan.

## **Conclusions and Reasons for Approval**

The principle of the proposed development is acceptable and subject to appropriate conditions, no objection is raised in terms of design and appearance, neighbour amenity, noise and highway and would accord with Policies BNE1, BNE2 and R10 of the Local Plan and paragraphs 124, 127 and 180 of the NPPF and is recommended for approval.

The application would normally be determined under delegated powers but is being referred to Committee for decision due to the number of representations received contrary to the Officers' recommendation.

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## **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 on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>