

RICHMOND (Yorks) CONSTITUENCY AREA PLANNING COMMITTEE
SUPPLEMENTARY TO COMMITTEE REPORTS

11th July 2024

Agenda Item	Application number and Division	Respondent	
4	ZD24/00080/FULL Catterick Village & Brompton-on-Swale	Officer Updates	<p>Prior to the 13th June 2024 Planning Committee, Legal officers had advised that details of plant and machinery should be submitted and considered in advance of any approval as this is essential to the functioning of the retail unit. The recommendation was amended, therefore, to defer the item to allow details of plant and machinery to be submitted, consulted upon and recommendation reviewed on this specific point.</p> <p>This information has now been received and further formal consultation carried out with the nearest neighbouring properties to the application site, as well as Environmental Health. The consultation period relating to the additional information, which included Technical Specifications for the plant and machinery, as well as an updated Block Plan indicating the precise location of the equipment expired on 9th July 2024.</p> <p>As part of the Environmental Health response (below), the existing 2.4m high fence screening the above ground fuel tanks is considered to be important acoustically, in ensuring the current level of neighbour amenity is maintained. There are no Officer concerns relating to the appearance and location of the fence in design terms and the Highway Authority have already considered its position with regards to a safety/manoeuvrability point of view in their assessment of the application and have no objections.</p> <p><u>Updated Response – Environmental Health</u></p> <p><i>Further to my previous comments made on 15th March 2024, here are further comments in relation to potential noise issues from the refrigeration and aircon plant:</i></p>

I visited the site at 20:30 - 21:00 on Sunday 7th July to undertake noise monitoring.

Although not all the plant was operating at the time of my visit, I measured the noise levels from the freezer and refrigeration plant, which according to the data sheets supplied by the applicant, will emit a higher noise level than the aircon plant.

The results were in line with my predicted noise levels that I had calculated from the manufacturers data, and the noise emitted should not significantly affect the amenity of the nearest noise sensitive property (Arrochar), which is located to the south. The presence of the close boarded fence on the south boundary of the site has a significant effect in reducing these noise levels and should be retained.

Additional Local Representations

None received.

Conditions Update

Update Condition 1: Approved Plans to include “Existing and Proposed Site Plan ref. 102, rev. B” and “Plant and Machinery Technical Specifications”.

Additional Condition A: Compliance

To require the installed plant equipment to be retained in the location illustrated on Existing and Proposed Site Plan ref. 102, rev. B and operated in accordance with the approved technical specifications.

Additional Condition B: Boundary Treatments

The installed 2.4m high close boarded fencing, as illustrated on Existing and Proposed Site Plan ref. 102, rev. B shall be permanently retained in-situ, unless otherwise first approved in writing by the Local Planning Authority. This would be in the interests of ensuring the current level of amenity enjoyed by the occupants of neighbouring properties is maintained.

			<p><u>Recommendation</u></p> <p>As per the committee report, approval continues to be recommended for approval subject to the committee report conditions and above condition updates.</p>
--	--	--	--