

**10 DCCW2005/3897/F - REPLACEMENT REFRIGERATION UNIT AT 18 - 20 MEADOW DRIVE, CREDENHILL, HEREFORDSHIRE, HR4 7EF****For: OneStop Stores Ltd. per Apex Road, Brownhills, Walsall, West Midlands, WF8 7TS****Date Received: 29th November, 2005****Ward: Credenhill****Grid Ref: 44786, 43168****Expiry Date: 24th January, 2006**

Local Member: Councillor R.I. Matthews

**1. Site Description and Proposal**

- 1.1 The application site is comprised of a three-bayed ground floor A1 retail unit, with flats above, located within a small parade, which serves as a neighbourhood shopping centre for the settlement of Credenhill.
- 1.2 The application seeks retrospective consent to regularise the installation of replacement air-conditioning and refrigeration units to the rear of the property.

**2. Policies**

## 2.1 Planning Policy Guidance:

PPG24 - Planning and Noise

## 2.1 South Hereford District Local Plan:

Policy GD1 - General Development Criteria

## 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1 - Design  
Policy DR4 - Environment  
Policy DR13 - Noise

**3. Planning History**

- 3.1 CW2000/0277/F Extension to shop to house sub-post office. Approved March 2000.
- 3.2 CW2000/2741/F Joining two shops together and altering frontages of both. Approved December 2000.

**4. Consultation Summary**Internal Council Advice

- 4.1 Traffic Manager - No objection.

- 4.2 Environmental Health & Trading Standards Manager - Comments awaited although it is understood that following a complaint, noise monitoring has been undertaken and this has not identified any statutory nuisance.

## **5. Representations**

- 5.1 One letter of objection has been received from Mr. Overall, 22 Meadow Drive, commenting that the units cause noise and vibration nuisance, and therefore should be enclosed in an acoustic enclosure or removed.
- 5.2 The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The units have been installed on the rear elevation of the property, which is accessed via a service road/yard, and as such the units are not considered to be visually discordant.
- 6.2 Therefore it is considered that primary issue in determining this application is whether the units will have an adverse impact on the residential amenity of the wider locality.
- 6.3 Some of the units are already enclosed within a purpose built acoustic enclosure, however 3 of the air-conditioning units have been installed under a lean-to timber shed, which offers little to prevent the emission of noise, therefore in order to ensure a satisfactory relationship with the surrounding residential properties, it is considered expedient to require their enclosure within an appropriate acoustic enclosure.
- 6.4 Subject to appropriate acoustic enclosures, the proposal complies with the relevant policies in the Local Plan, and as such, approval is recommended.

## **RECOMMENDATION**

**That subject to no objection being raised by the Environmental Health & Trading Standards Manager, planning permission be granted subject to the following condition:**

- 1. Within two months of the date of this permission, the air conditioning/refrigeration units hereby permitted shall be enclosed within acoustic enclosures in accordance with a scheme to be submitted to and approved in writing by the local planning authority, and the approved acoustic enclosure shall thereafter be retained for as long as the air-conditioning/refrigeration units remain in situ.**

**Reason: To safeguard the amenity of the area.**

### **Informative:**

- 1. N15 Reasons(s) for the Grant of Planning Permission.**

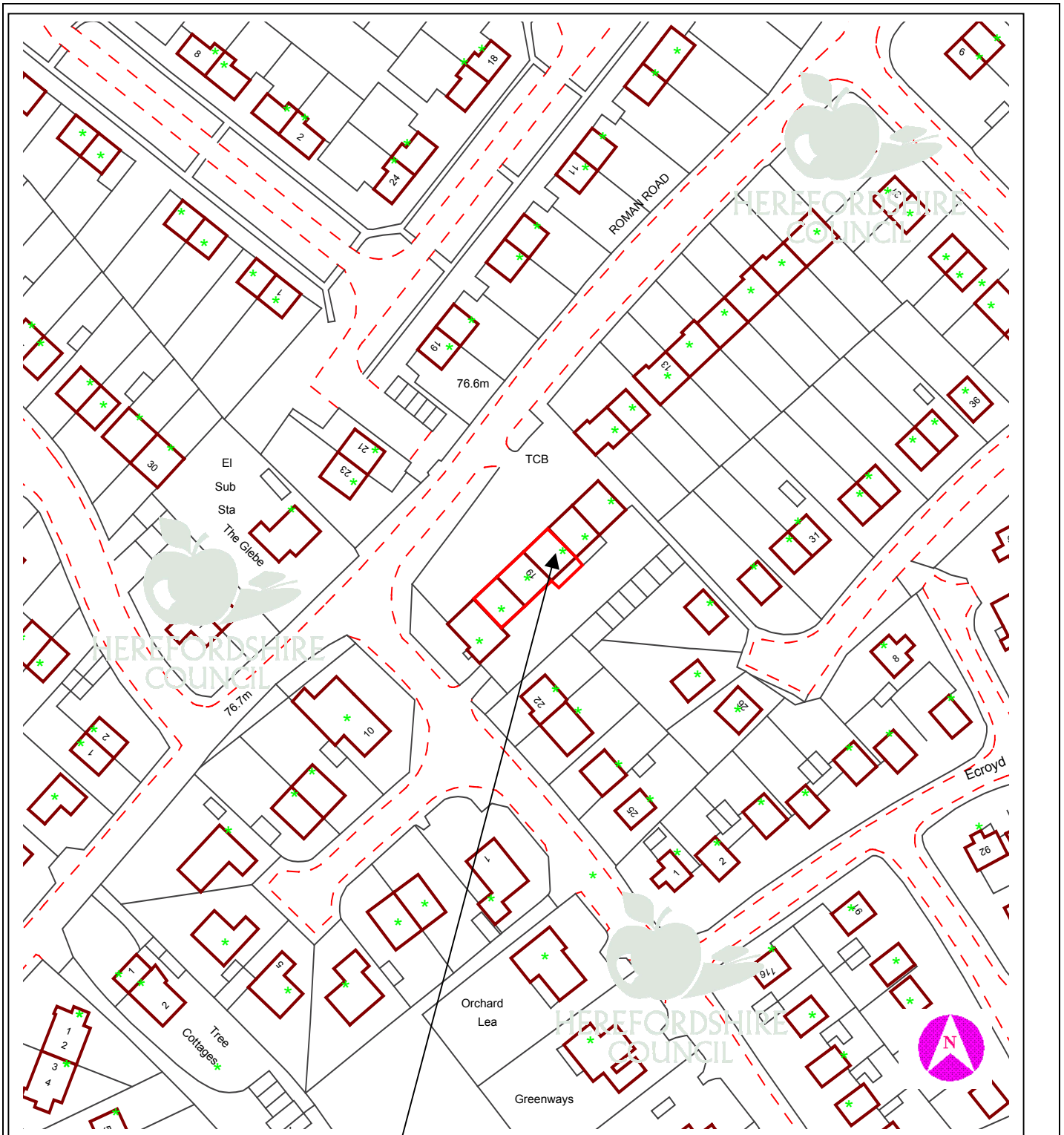
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/3897/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 18 - 20 Meadow Drive, Credenhill, Herefordshire, HR4 7EF

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