

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

## **LOWLANDS AREA PLANNING SUB-COMMITTEE**

**12 MAY 2014**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

<b>I4/0498/P/S73Morrison's Black Bourton Road Carterton</b>	
Date	03/04/201403/04/2014
Officer	Mr Phil Shaw
Recommendation	<b>Grant</b>
Parish	CARTERTON
Grid Ref:	428091,206614

### Application details

Non-compliance with condition 8 of planning permission 12/1217/P/FP to allow deliveries of stock to or from the store, or handling of stock outside, between the hours of 0600 and midnight Monday to Sat, and 0700 - 2300 hours on Sundays and bank holidays.

### Applicant

oOptimisation Developments Ltd c/o Agent

### Additional Representations

Mr and Mrs. Baker of 7a Butlers Drive have objected on the following grounds:

- noise and disturbance
- all warning sounders and refrigeration units should be disabled
- we already suffer more noise with the transfer of more aircraft to Brize Norton
- Our children have medical conditions which mean that they do not sleep well and are sensitive to noise.
- The windows are kept open to prevent condensation/mould/stuffiness and face the application site
- proposal would result in increased noise, anxiety and health problems and affect their wellbeing

### Statutory Consultees

#### Environmental Health Officer

This application seeks to permit deliveries to the store up to one hour after the start of 'night time' for noise (11pm) and up to one hour before the end of 'night time' for noise (7am). The two nearest houses to the delivery bay are to the east at 15 Black Bourton Road (40m away from line of vehicle movement) and 23 Black Bourton Road (30m away from the delivery dock). There are also now houses being built to the south and behind the supermarket building, but they are shielded by that building itself.

The preliminary on-site vehicular approach to the yard, where there would be manoeuvring and then reversing starts, has an open aspect and noise would be uncontained. The final 20m (reversing) approach to the unroofed delivery dock is shielded by a three metre wall between the yard and the nearby houses.

The applicants commissioned a study to estimate the likely night time noise levels generated by deliveries and the report's conclusions are reasonable. A calculation from their data of the likely noise levels inside the nearest houses at midnight gives the following figures:

Parameter	Noise level (dB)		
	Recommended by national standard	Current noise environment	Additional Morrison's delivery noise
Average noise level (LAeq,5mins)	30	43	36

Peak noise level (LAFMax)	45	58	45
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These figures indicate that the delivery noise would exceed national standards. However it would itself be exceeded by the existing noise environment in the area (from road traffic and airfield activity). The delivery noise is not therefore considered likely to cause any Significant Observed Adverse Effects so, under new planning policy guidance for noise, the activity is acceptable.

The guidance does state that in these situations, mitigation measures to reduce noise intrusion should be adopted: see suggested condition two.

I recommend two noise control conditions are applied to the permission:

1. Deliveries to the food store shall only take place between the hours of 0600 and midnight Monday to Saturday and 0700 to 2300 hours on Sundays and bank holidays. *[As proposed by the applicant].*
2. A scheme of delivery noise control shall be agreed with the LPA within three months of approval.