

Case Officer: Bob Neville

Recommendation: Approval

Applicant: Mr Martin Banford

Proposal: Discharge of Condition 3 (noise report) of 20/01581/F

Expiry Date: 1 February 2021

Extension of Time: N/A

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site forms part of a wider mixed-use site to the south-west of the Oxford Road to the southern edge of the village of Bodicote. The site is an existing commercial unit in use for the production and storage of skirting boards and mouldings. The site is bounded by mature boundary hedgerow and trees to the south, west and north and is accessed via an existing access off the Oxford Road serving the wider commercial site.
- 1.2. Conditional planning permission was granted (ref. 20/01581/F) for the erection of new dust extraction unit adjoining existing building (Unit E). A non-material amendment to the permission (increasing the dimensions of the proposed unit) was subsequently approved under 20/02879/NMA.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. Condition 3 (Noise Report)

Notwithstanding the details submitted, prior to the first use/operation of the extraction unit hereby approved a detailed noise report produced to BS4142:2014 shall be produced and approved by the Local Planning Authority. The extraction unit shall not be used or operated unless and until all mitigation required by the report has been carried out and is in place, and the extraction unit shall be retained and properly maintained in accordance with approved details thereafter.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- 2.2. A Noise Impact Assessment (NIA) report prepared by DAAGroup dated 13th October 2020 has been submitted in support of the discharge of the detail of this application.

3. RESPONSE TO CONSULTATION

- 3.1. ENVIRONMENTAL PROTECTION: **No objections** to the discharge of the condition.

4. APPRAISAL

- 4.1. Condition 3 required to the submission of a noise report to ensure that it could be demonstrated that the proposed extract unit could be operated without causing unacceptable intrusive levels of noise, that would be to the detriment of nearby residential properties.
- 4.2. The NIA concludes that noise emissions from the proposed plant would not have an adverse impact on the nearest residential receivers provided that the mitigation measures presented within section of the report 5.4 are followed. The Council's Environmental Protection Officer has reviewed the submitted NIA report and

considers it to be acceptable in terms of detail and assessment of potential noise impacts.

- 4.3. It is considered that the submitted information is sufficient to demonstrate that a satisfactory environment free from intrusive levels of noise would be achieved and that the development would comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework; and therefore that the proposals are acceptable in this regard

5. RECOMMENDATION

That Planning Condition 3 of 20/01581/F be discharged based upon the following:

Condition 3:

Noise report in accordance with the Noise Impact Assessment (NIA) report prepared by DAAGroup dated 13th October 2020; received with the application.

Case Officer: Bob Neville

DATE: 15 January 2021

Checked By: Nathanael Stock

DATE: 22.01.2021
