

# PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

**DATE:** 21 November 2017

**REPORT OF:** Business Manager – Strategic Place

**CASE OFFICER** Nicola Turner

**APPLICATIONS FOR CONSIDERATION:**

- a) **NEWTON ABBOT - 17/02129/FUL - 3 Market Walk, Newton Abbot - New air conditioning condensers and extract grilles; and,**
- b) **NEWTON ABBOT - 17/02130/ADV - 3 Market Walk, Newton Abbot - One new fascia sign, one new projecting sign and two internal posters**

**APPLICANT:** Greggs plc

**WARD MEMBERS:** Councillor Brodie and Hayes, Bushell

## 1. REASON FOR REPORT

The site includes land which is owned by Teignbridge District Council.

## 2. RECOMMENDATIONS

- a) PERMISSION BE GRANTED subject to the following conditions:
  - 1. Standard 3 year time limit for commencement
  - 2. Development to proceed in accordance with the approved details
- b) ADVERTISEMENT CONSENT BE GRANTED subject to the standard conditions governing the display of advertisements

## 3. DESCRIPTION

- 3.1 The application site comprises a unit in Market Walk which is an A1 retail unit in the middle of a row of other A1 units. The site is a two storey unit with storage on the first floor relating to the unit below.
- 3.2 The proposed works included in the planning application are the refurbishment of the shop frontage to include aluminium frames on the windows and shopfront with a flush fitting finish. To the rear of the building would be installed two toilet extract grilles, main extract grille, a cold room condenser and three further condensers.
- 3.3 The Environmental Health Officer has requested a report to demonstrate the methods to be employed to stop noise, vibration and odour problems at the neighbouring properties from the use of the air conditioning and extraction units.

However, bearing in mind the town centre location, at some distance from any residential uses and in an area accommodating a number of other similar uses it is considered unlikely that the report would reveal any potential issues.

- 3.4 The equipment will be discretely located at the rear of the building and the shopfront will be very similar to the one which already exists. It is therefore considered that the impact on the appearance of the area will be negligible.
- 3.5 The proposals included in the advertisement application are the installation of a fascia sign with the corporate Greggs logo only illuminated, flush with the fascia, and a projecting sign 700mm deep and 700 mm high which would be internally illuminated. The adverts would be similar to others in the area and would have no adverse impact on amenity or highway safety.
- 3.6 It is therefore considered that planning permission and advertisement consent should be granted.

#### **4. POLICY DOCUMENTS**

##### Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S13 (Town Centres)

S14 (Newton Abbot)

S21A (Settlement Limits)

EC1 (Business Development)

EC7 (Primary Shopping Frontages)

EC9 (Developments in Town Centres)

##### Newton Abbot Neighbourhood Plan

##### National Planning Policy Framework

##### National Planning Practice Guidance

#### **5. CONSULTEES**

Devon County Council (Highways) – Standing advice

Environmental Health – No objections about air quality.

Odour and noise – A report should be provided clearly demonstrating the methods to be employed to stop noise, vibration and odour problems at the neighbouring properties from the use of any mechanical systems, extraction units, boilers and HVAC systems. The noise survey method British Standard: BS 4142:2014, Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas should be used.

The collective acoustic impact of the use of the retail and any equipment or machinery must not significantly increase the existing background noise levels at the nearest point on the boundary of the site. It is considered an increase of 5db or more to be significant and the sound level at the neighbouring noise-sensitive façade should be designed to operate at 5dba below the background at the time of operation.

As part of the planning application Teignbridge District Council, Environmental Health, would like the applicant to provide the specification and details of the odour filtration system to show the type, method of filtration and the expected sound levels from the kitchen extraction system at the site and the neighbouring properties: this should include any air intake points. The specification and design of a ventilation and odour control scheme should be calculated and designed in accordance with the document 'Guidance on the Control of Odour and Noise Nuisance from Commercial Kitchen Exhaust Systems .Jan 05'. The proposal needs to incorporate all necessary grease and odour control filters, together with a management and maintenance plan.

The proposal should explain how potential issues from the introduction of the business to the area would be mitigated. Issues such as: noise, anti-social behaviour, odour, vibration, use of smoking areas, waste bin storage and movement of deliveries (deliveries and waste collection limited to only occur between 07.00 and 19.00).

These points need to be discussed and agreed with Teignbridge Planning Department prior to consent being given

## **6. REPRESENTATIONS**

None

## **7. TOWN COUNCIL'S COMMENTS**

No objections

## **8. COMMUNITY INFRASTRUCTURE LEVY**

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

## **9. ENVIRONMENTAL IMPACT ASSESSMENT**

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.



**17/02129/FUL & 17/02130/ADV 3 MARKET WALK NEWTON ABBOT**

Scale: 1:1,250

