

Delegated Report

Planning Application

Application no: 20230575

Location: Ascot Arms Central Avenue Gravesend Kent

Description: ****REVISED DESCRIPTION**** Application for the approval of condition 15 attached to planning permission 20220207 in respect of a noise management plan.

Applicant: Mr Adrian Doyle, Avery Healthcare Group

Site Visit Date: N/A

Procedural Note

It should be noted that this submission originally included the request for approval of condition 14 but as insufficient information had been submitted in regard to this as confirmed by GBC Environmental Protection, the agent has removed condition 14 from this application so as not to hold up determination of the application and discharge of condition 15 which is acceptable.

Plans/Documents

Noise Management Plan - Gravesend Care Home by Avery

Superseded Plans/Documents

Noise Management Plan by The Design Collective Architects Ref; Doc 006;

Plans/Documents Removed from the application due to condition 14 being removed from the application

~~Drawing no. 1873-HCL-ZZ-XX-DR-E-6000 – External Electrical Layout;~~

~~Drawing no. 1873-HCL-ZZ-XX-DR-M-9001 – Roof Termination Layout;~~

~~Drawing no. 1873-HCL-ZZ-XX-DR-ME-6000 – External Services Distribution Layout.~~

Planning permission was granted for 'Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision' on 13 July 2022 under planning application reference number 20220207. This was subject to a number of planning conditions including no. 15 which this application seeks to discharge.

Consultations

GBC Environmental Protection – 21 June 2023

Condition 14 – details of plant and equipment: 2 external condensers are noted on the plan and sound pressure levels for these are given in the annotations. The annotation also advises that an acoustic enclosure 'designed by others' will be put around the condenser units, however no information is given regarding this or the acoustic attenuation likely to be provided. Bearing in mind the noise levels from both

condensers operating at the same time and the proximity of the houses opposite in Aintree Close, this information is needed in order to ensure that noise from the condenser does not cause a problem particularly at night. Noise levels from these units should be 10dB(A) below background noise levels in accordance with our usual requirements.

Until this information is submitted and approved, I would advise that the condition is not discharged.

Condition 15 – Noise Management Plan. The information submitted does not amount to an NMP, it's merely a statement that there will be no noise. More information is therefore needed. I would be expecting the applicant to submit information regarding how they intend to manage any noise from the premises or the residents. For example – supervision details, procedures for dealing with any complaints, details regarding any use/hours of use of the garden, activities to take place etc.

Again, until information is submitted and approved, I would advise that the condition is not discharged.

GBC Environmental Protection – 11 August 2023

I refer to the additional information submitted in relation to Condition 15 (Noise Management Plan). This is a much more thorough document and details the potential noise sources and how they will be minimised/addressed.

I can confirm that Condition 15 can be fully discharged.

Analysis

Condition 15 is:

15. Prior to the commencement of any above ground works, a comprehensive Noise Management Plan covering all potential noise from the new developments and its residents and how it will be controlled on an ongoing basis is provided by the applicant and submitted for approval to the Local Planning Authority. No above ground works shall commence until approval of this report has been given by the Local Planning Authority.

Reason: *To protect the amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014) and paragraph 185 of the National Planning Policy Framework (NPPF), 2021.*

The information submitted in pursuance of this condition is:

- Noise Management Plan – Gravesend Care Home by Avery

The original Noise Management Plan did not contain the information that should be covered in a Noise Management Plan but the agent was advised of this and a new Noise Management Plan submitted. This revised Plan now provides detailed information on potential noise sources and what would be put in place to reduce any noise impact. In summary the report:

- Notes that although a commercial care home it is the home of its residents and the noise output would not be more than a domestic property. Avery own and operate a number of care homes in residential areas and they do not have noise complaints;
- Indoor Music – Doors and windows would be closed and control hours and volumes with a cooling down period for the last 15 minutes which is achievable by the supervisor. Music noise would be minimal and in day time hours only;
- Outdoor Music – There would not be any.
- Deliveries, recycling, refuse collection – All deliveries and waste collections will take place at day time on weekdays;
- Garden & play areas – The garden is for residents use and enjoyment will be managed by the care operator with no access and noise beyond early evening;
- Car parks – The majority of visitors to the care home are during working hours on week days and weekends;
- Statement of intent to minimise impact on local residents - identify steps to manage and control

noise with staff training, increase and maintain staff awareness relating to noise management issues by inclusion in their regular training and respond to complaints and unacceptable noise noting the importance of a sympathetic and polite response to complaints, make contact with neighbours, record complaints, deal with reasonable issues swiftly where possible and any complaints made to the care home dealt with by the care home manager.

GBC Environmental Protection advise that the revised Noise Management Plan effectively provide potential noise sources and how they will be minimised/address and that consequently condition 15 can be discharged.

Conclusion

It is considered that on the basis of the revised Noise Management Plan that has been received, sufficient information has been submitted to discharge condition 15 attached to planning permission reference number 20220207.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th August 2023	Dated:	14 August 2023