



Delegated Report

Approval of Conditions Application

Application no: 20220846

Location: Knights Place Farm Knights Place Farm House Watling Street Cobham

Description: Application for approval of conditions 3 and 4a and 4b attached to planning permission reference number 20201237 relating to details of (3) Construction Management Plan and (4a and 4b) Noise Assessment.

Applicant: Mr Mark Lucas, Hollaway Studios

Site Visit Date: N/A Desktop Assessment

Submitted Documents/Plans

Application Form
Construction Management Plan
Noise Assessment Document
Email confirming amended description received on 10/11/2022

Relevant Planning History

Reference	Description	Decision	Decision Date
20201237	Conversion and alteration of existing stables to four holiday lets with associated car parking and physical works.	Permitted	05/03/2022
20201238	Application for Listed Building Consent for the conversion and alteration of existing stables to four holiday lets with associated car parking and physical works.	Permitted	05/03/2022

Proposal

This application seeks consent to approve and discharge conditions 3, 4a, and 4b of approved planning application 20201237.

Condition 3 is as follows:

Construction Management Plan

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice. For the avoidance of doubt Code of Construction Practice shall include, but not exclusively cover the following:

- b) *Parking of vehicles of site personnel and visitors;*
- c) *Storage of plant and materials;*
- d) *Dust management controls;*
- e) *Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities on the adjacent Working Stables and Equestrian Centre*
- d) *Road cleaning and wheel washing facilities; and*
- f) *Any other matters relevant to this particular site.*

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and the adjacent Working Stables and Equestrian Centre and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Condition 4 is as follows:

Noise Impact Assessment

No development approved by this permission shall be commenced until a noise impact assessment has been carried out submitted to and approved in writing by the Local Planning Authority.

a) *The noise impact assessment shall include a scheme setting out how the detailed design and construction of the development, including reference to glazing and ventilation, will ensure compliance with the following requirements:*

i.) *The internal ambient noise levels in all habitable rooms of the holiday lets shall not exceed the guideline LAeq values in Table 4 of BS 8233:2014*

ii.) *The maximum internal noise levels in all habitable rooms should not normally exceed 45dB L_{Amax} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.*

iii.) *The rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014*

b) *Where compliance with these criteria will rely on closed windows, the development must include sufficient and suitable ventilation to affected holiday lets by means other than opening windows to ensure that the internal noise levels required by the above conditions can be retained all year round. The noise assessment should not be limited to noise from traffic and plant, but should also take into account the impact of other existing audible noise sources such as:*

- o horses neighing/whinnying and*
- o behavioural noise from horses kicking and rolling in their stables, and*
- o noises associated with the existing licensed premises and*
- o vehicles and lorries accessing the container site.*

c) *Prior to first occupation of the accommodation, a suitable post-completion report demonstrating compliance with all parts of (a) shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be maintained for the lifetime of the development.*

Reason To ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014)

(Officer Note Condition 4c. is not included in this assessment and does not form part of this decision where approved. Separate consent should be sought at the relevant time.)

Consultations

Highways Officer (Gravesham Borough Council)

'No observations to make on the Construction and Management Plan Condition 3, the document is sufficient for a development of this size.'

Environmental Protection (Gravesham Borough Council)

The Construction Management Plan duly covers the main environmental impacts of the proposed development.

In principle this Service is satisfied with the information submitted and are **happy to recommend the discharge of condition 3** relating to the Construction Management Plan attached to ref: 20220846.

Noise Impact Assessment

The report by F1 Acoustics has been reviewed and this service is overall satisfied with the information submitted. This report aims to assess existing noise levels on site and provides acoustic design recommendations for the development.

This service expects to see a suitable ventilation strategy introduced as required in Section 7 of the report, this must be implemented, as a minimum, to ensure that the internal noise levels do not exceed those set out in BS8233:2014.

Details of the Ventilation System shall be submitted to, and approved in writing by, the Local Planning Authority. Once details demonstrating effective implementation of the system are submitted and approved, this service will be happy to recommend Discharge of Condition (4) relating to the Noise Assessment attached to 20201237.

Officer Analysis

Condition 3

The purpose of requiring condition 3 was; *To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and the adjacent Working Stables and Equestrian Centre and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

Both the highway officer and environmental protection have supported the discharge of this condition. The document contains details providing 5 parking spaces for parking during construction, workers welfare unit, a dust control zone on a central area of hardstanding and wheel washing facilities prior to existing of the site, material and mechanical plant stores and a welfare unit for workers. It is considered on balance that these mitigation methods included in the construction plan, would where appropriately utilised during construction minimise impact on residential amenity and the adjacent working stables and equestrian centre and allow free floor traffic on the highway fronting the site.

Condition 4

The purpose of requiring condition 4 was *To ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

Part C of this requirement is not included in this assessment as it is a requirement to be completed post completion. However, it is noted that initially the application was to approve the entirety of condition 4, which has since been amended in agreement with the planning agent. The comments received from Environmental Protection reflect the original proposal to discharge the entire condition. However, they have stated that they are happy with the details proposed but would require further details of ventilation strategy implementation. It is considered that this would be most appropriately addressed under an application to discharge condition 4c, post implementation and is therefore not relevant to discharge condition 4a and 4b other than the consideration that the principle of a ventilation system as included in the submitted report would theoretically be appropriate mitigation in terms of noise impact. Further details of this would be required post implementation, to ensure that it does in practice mitigate noise issues. It is considered that the details submitted would comply with parts a and b of condition 4 subject to further post completion approval of condition 4c, meeting the requirements of the condition.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to the required Construction Management Plan and Noise Assessment. As such condition 3 and 4 (Parts a and b only) are recommended to be discharged.

Recommendation:

Approval of Details

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:	 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.	Signed:	<i>R Hart</i>
Dated:	11th November 2022	Dated:	15th November 2022