



Delegated Report

Planning Application

Application No:	20210993
Location:	Morrisons, Coldharbour Road, Northfleet, Gravesend, DA11 8AB
Description:	Removal of existing refrigeration condensers and redundant A/C mechanical plant on main store roof and installation of 2no. CO2 energy efficient plant of similar size to main store roof, installation of 3no. new Load cells for new CO2 energy efficient plant and installation of new Heat Pump pack.
Applicant:	Mr Derek Kennedy
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 03/08/2021;
 Supplementary Information - Acoustic Impact Assessment;
 Supplementary Information - Specification Grid;
 Supplementary Information - Plant Specification;
 Supplementary Information - Gas Cooler Details;
 Drawing no. 27_00 - Rev. D - General Arrangement - Existing Roof Plan;
 Drawing no. 90_01 - Rev. G - General Arrangement - Existing Site Plan;
 Drawing no. 90_04 - Rev. A - General Arrangement - Proposed Site Plan - Roof Plant;
 Drawing no. 90_06 - Rev. D - General Arrangement - Existing Site Location Plan;
 Drawing no. 90_07 - Rev. A - General Arrangement - Proposed Site Location Plan;
 Drawing no. 90_10 - Rev. A - General Arrangement - Existing Roof Top Plant Elevations;
 Drawing no. 90_11 - Rev. A - General Arrangement - Proposed Roof Top Plant Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20070648	Erection of single storey extensions on the west, south and east elevations to provide an enlarged cafe, enlarged retail area, enlarged warehouse, freezer extension, wc accommodation and trolley stores.	PERMITTED	16.10.2007
19930211	Details pursuant GR/91/697 for erection of a retail store and petrol filling station with associated car parking, access and highway works.	APPROVAL OF DETAILS	01.10.1993
19910697	Outline application for erection of retail store and petrol filling station with associated car parking, access	PERMITTED	01.06.1993

and highway works.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

External Consultees

Kent County Council Heritage - The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals will have a significant archaeological impact and have no further comments to make in this case.

Kent County Council Highways - I refer to the above planning application and consider that there are no highway implications associated with the proposals.

Internal Consultees

Regulatory Services - We have no objection subject to the following comments. If permission is given, we would ask that the following conditions be applied:

- *Code of Practice on Construction* - Please apply
- *Noise Control* - Before the development hereby permitted is first brought into use, a post installation BS4142:2014 assessment shall be carried out and submitted to the Local Planning Authority for approval, for the approved extraction system, to demonstrate impact on the nearest Noise Sensitive Receptors. Any works identified as required to ensure the rating noise is at least 5dB below the LA90 background noise shall be carried out prior to the first commercial use of the extraction system.

GBC Highways - No objection, there are no highway implications related to this proposal.

Neighbouring properties

A notice was displayed on site 27th August 2021.

In addition, 26 surrounding properties were consulted and no representations were received. The consultation period expired 17th September 2021.

Officer's Analysis

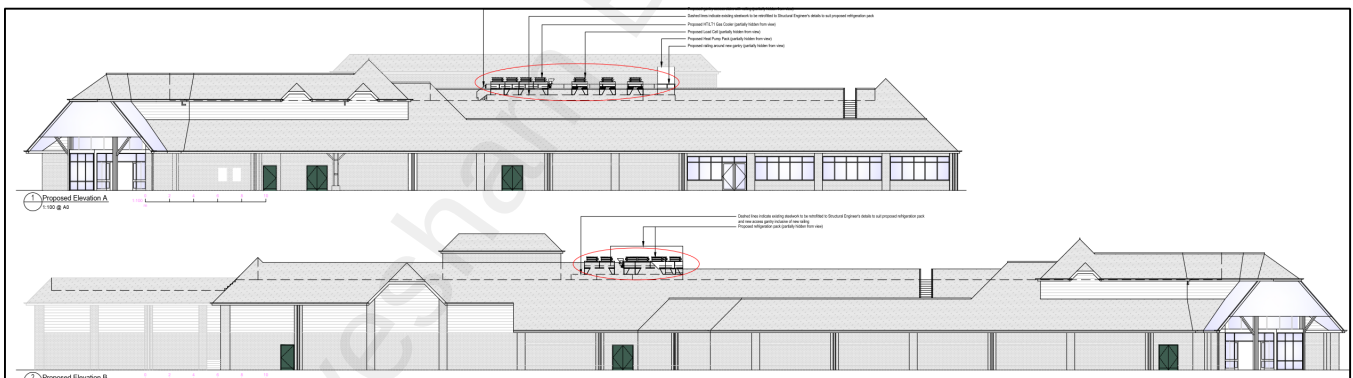
Site Description

The application site is a Morrison's supermarket on Coldharbour Road. The supermarket is a standalone single storey building from the early 1990's.

The supermarket also has its own petrol filling station and car wash building to the north of the store and adjacent to Coldharbour Road. It has a service yard on the eastern side of the store and there is a bus stop within a lay by. There is access to the store from Coldharbour Road via a roundabout and the customer car park adjoins on its western side two storey modern housing on the Dundale Estate.

Design, Character and Appearance

This application is to decommission and remove the existing roof top plant and replace it with a new plant comprising of: no.2 CO2 energy efficient plants, no.3 load cells and a heat pump pack. As can be seen from 'drawing no. 27_02' the units are positioned together central on the eastern side of the roof, close to the loading bays. They will be constructed on a raised steel gantry at a height of 0.44m from the roof. There is a raised roof level to the east of the proposed units, which blocks it from view. However, the units will be visible from the north and west where the tops of the units extend above the roof by approximately 0.9m.



Nevertheless, the visibility of the units will be minimal given their location at the rear of the eastern edge of the roof and given the height of the building. Moreover, the equipment is consistent with what would be expected on a supermarket establishment and is not considered excessive.

The footprint of the combined units is 130.7m². With the following dimensions:

- Length - 15.6m
- Width - 9.3m
- Unit Heights - 1.44m
- Height (total) - 1.88m

Overall, the proposed new plant units are not excessive in size, bulk or height and will not be overly visible from any public vantage point given the location on the roof. In addition, the plant units are not out of place on supermarket buildings and will not be impactful or obtrusive to the surrounding area. As such the

proposal is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Neighbouring Amenity

The Morrisons supermarket is located a minimum of 124m (approx.) from the nearest residential property, the Ellenor Hospice on Coldharbour Road. Although the properties are some distance from the proposed plant units it is important to assess any potential impact, particularly noise disturbance, on neighbouring amenity.

The application is supported by an Acoustic Impact Assessment, which concludes that the new plant units will not impact detrimentally on the amenity of surrounding residential properties. Moreover, Gravesham's Environmental Protection team have no objected to the proposal, however they have requested that a condition is attached to reassess the noise generated by the equipment before it is first brought into use. Therefore, to ensure a consistent approach in dealing with applications for external equipment, and to safeguard against any future neighbour disturbance, a further noise assessment should be undertaken and the details submitted to, and approved by, the Local Planning Authority.

Highways and Parking

There are no highway issues with this application.

Conclusion

The application has been fully considered and it is recommended that planning permission is approved, subject to conditions. The equipment is appropriate for a supermarket building, is not excessive in size, bulk or height and will not be overly visible from public vantage points. No objections have been received from any consultees, nor neighbouring properties. The development is similarly not considered, at this stage, to impact on the amenity of surrounding properties in terms of noise, however a condition will be attached to ensure an additional noise assessment is undertaken post-development and prior to first use.

As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) in Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Recommendation

Permission – subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12 th October 2021	Dated:	12 October 2021