

Planning Cttee – 9th November 2016

UPDATE REPORT

2016/238/FUL Bus Depot , Plymouth Road

Further Neighbours Comments received-

We have lived by the bus station for 30 years and have accepted the noise generated and have had no problems, but feel on this occasion, we must lodge an appeal, as to the siting of the bus wash and fuel tank, which are both close to the border of our property. With the added work which will be coming from the Church Road site, hence the application for an additional workshop bay, activity is going to increase, thereby causing extra noise and pollution. At present the existing bus wash and fuel tank is far enough away to have not caused any problems.

With the new location of the bus wash and fuel tank we are concerned about the noise levels generated, environmental issues, contamination and health issues from the fumes of diesel when buses are being filled etc etc. There is nothing known about the size of the fuel tank and the bus wash appears not to be enclosed within a building as it is at present, so the full impact and implications are not known.

Whilst we appreciate there is a business to be run, with a two acre site, is it necessary to place the fuel tank and bus wash so close to the boundary lines as to risk impacting the well being not only for ourselves but for the occupants of three of the six new properties [please study planning ref 2014/237/ful as to their proximity] when the south end of the site is bordered by either allotments or very long gardens, so would not impact anyone at all.

Regulatory Services – (Verbal) Aware that fuel tank and new wash are shown on the plan. Did not originally comment on the layout in general as the wash is/was contained within the building.

No detail of either. Fuel tanks are covered by separate legislation in connection with fuel storage on sites and is covered by The Control of Pollution (Oil Storage) (England) Regulations 2001 . This ensures distances from boundaries and bunds enclosures as required. Satisfied that this is dealt with as above.

Regulatory Services would not normally request additional surveys as also note the levels around the site but new external wash in this location should have an appropriate Noise assessment carried out in accordance with BS4142 and conditions are applied appropriately as required.

Members will note the additional neighbour comments and further commentary from Regulatory Services. The applicant has already commissioned a noise assessment and subject to receipt of a noise assessment, no adverse results and a satisfactory response from regulatory services that the Recommendation being changed as follows:

RECOMMENDATION:

That subject to the receipt of a satisfactory noise survey that authority be Delegated to the Head of Planning and Regeneration Services to Grant Planning Permission subject to conditions and any further informatives.

Members should note that the reason for bringing the application to Committee as shown on their agenda pack is incorrect. Please see corrected reason below;

Procedural matters

This application is being reported to the Planning Committee because two or more objections have been received.

9TH NOVEMBER 16 UPDATE REPORT