



Committee Report

Planning Committee North – 9 January 2024

Application no DC/23/3905/FUL

Location

Leiston Enterprise Centre
Eastlands Road
Leiston
Suffolk
IP16 4US

Expiry date 6 December 2023

Application type Full Application

Applicant Speller Metcalfe Limited

Parish Leiston Cum Sizewell

Proposal Addition of 2No external wall mounted condensing units for air conditioning system

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1. Summary

- 1.1. This application proposed the installation of two air-conditioning units at Leiston Enterprise Centre. The application is essentially an amendment of previously approved application DC/21/2836/FUL, with the approved units replaced for bigger units. Due to the increased size of the air conditioning units, a full application was considered necessary. The application is recommended for approval as the proposals are considered to comply with national and local planning policy.
- 1.2. Reviewed against the Council's adopted scheme of delegation, the applicant is not an elected member, member of staff or close relative. There are no objections from statutory consultees, however, the application must proceed to planning committee because East Suffolk Council own the building onto which the air conditioning units are proposed to be installed.

2. Site Description

- 2.1. The application property is a modern, two-storey office building with a flat roof and white brick to the elevations. It is located within the settlement boundary of Leiston. The property is located on the corner of King George's Avenue and Eastlands Road, with small areas of lawn separating it from the road to the south and east, and car parking to the rear. Other semi-industrial properties neighbour the site to the north and east, while residential properties are located to the west and across the road to the south.

3. Proposal

- 3.1. Planning permission is sought for the installation of 2no. wall-mounted air conditioning units located at the rear of the office building, facing the associated car park.

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Leiston-cum-Sizewell Town Council	1 November 2023	No response
Summary of comments:		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	1 November 2023	7 November 2023
Summary of comments: Noise from fixed plant or machinery (e.g., heat pumps, compressors, extractor systems, air conditioning plant or refrigeration plant) can be annoying and disruptive. This is particularly the case when noise is impulsive or has tonal characteristics. A noise assessment should therefore be submitted to include all proposed plant and machinery and be based on BS4142:2014+A1:2019. A noise rating level (LAr) of at least 5dB below the typical background sound level (LA90,T) should be achieved at the nearest noise sensitive receptor. Where the noise rating level cannot be achieved, the noise mitigation measures considered should be explained and the achievable noise level should be identified and justified.		

Reconsultation consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	21 November 2023	23 November 2023
Summary of comments:		

I have assessed the noise report and am satisfied with its findings. I have no further comments to make.

Third Party Representations

One letter of objection has been received, with the comments summarised below:

- Concern over nighttime noise
- Uncertain about the proposed location

5. Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 10 November 2023

Expiry date: 1 December 2023

6. Planning policy

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

7. Planning Considerations

- 7.1. The application site currently benefits from an approved planning permission with regards to the installation of two air-conditioning units in the same location as that currently proposed. The current proposal involves the replacement of these previously approved units with units of a larger size. It is therefore clear that the principle of air-conditioning units in this location is acceptable, with the main considerations being the visual impact of the larger units and the potential impact on residential amenity due to the increase in noise.

Visual Amenity and Street Scene

- 7.2. Policy SCLP11.1 sets out that proposed development should respond to local context and the form of surrounding buildings in relation to the overall scale and character of the development, that the layout should fit in well with the existing neighbourhood layout, that the height and massing of developments should be well related to their surroundings, that there should be clear relationships between buildings and spaces, and that high quality materials appropriate to the local context should be used.
- 7.3. While larger than the previously approved units, the proposed air-conditioning units are not excessively large and are located to the rear of the building in an area facing the car park. This is a type of area where one would typically expect to find units such as these and it is additionally an area where people would not be expected to spend any length of time.

The visual impact of the proposed units will not be significantly greater than the previously approved units and due to their location, will not have a detrimental impact on the street scene. There will be no public views of the proposed units other than from the car park associated with the application site. The proposal is therefore considered to comply with the above policy on design.

Residential Amenity

- 7.4. Planning policy SCLP11.2 states that the council should consider the impact of any proposed development on privacy/overlooking, outlook, access to light, noise and disturbance, the physical relationship with other properties, light spillage, air quality or other pollution, and safety and security.
- 7.5. The application property is mainly surrounded by other semi-industrial properties, although there are residential neighbours to the west. The main potential impact of the proposed development would be through the generation of noise as the units are running.
- 7.6. A neighbour has commented on the potential location of the proposed units and whether they would be located towards the residential properties on King George's Avenue; however, the units will be away from any residential neighbours, facing towards the car park to the north.
- 7.7. A Noise Assessment has been submitted in support of the application to assess background noise levels and noise emission levels associated with the air conditioning units, to establish whether noise levels would exceed background noise levels and adversely impact residential amenity at the nearest noise sensitive receptors. The report also specifies the hours of use of the air conditioning units as 08:00-18:00 hours only, and no running therefore during the more sensitive evening and night-time period.
- 7.8. The Environmental Protection team at East Suffolk Council has assessed the proposal and the included Noise Assessment and has made the following comment: *"I have assessed the noise report and am satisfied with its findings. I have no further comments to make."*
- 7.9. A planning condition will be included to control the hours of use of the units to prevent use during more sensitive night-time hours. The proposal would not have a significant adverse impact on residential amenity from noise impacts associated with the air conditioning units, and therefore the application complies with the above policy.

8. Conclusion

- 8.1. The proposal accords with the relevant national and local policies and guidance listed above, and is therefore acceptable.

9. Recommendation

- 9.1. The application is recommended for approval, subject to controlling conditions.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in all respects strictly in accordance with the following approved plans and documents for which permission is hereby granted:
 - Drawing no. 1233.D02 Rev A received on 11 October 2023.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The air conditioning units hereby permitted shall not operate on the premises outside the following opening hours:
08.00-18.00 hours Monday-Sunday, including Bank Holidays.

Reason: To control the noise emitted from the site in the interests of residential amenity.

4. The units hereby approved shall be installed and maintained precisely in accordance with the information set out in the Plant Noise Impact Assessment by Mach Group.

Reason: In the interest of amenity and protection of the local environment.

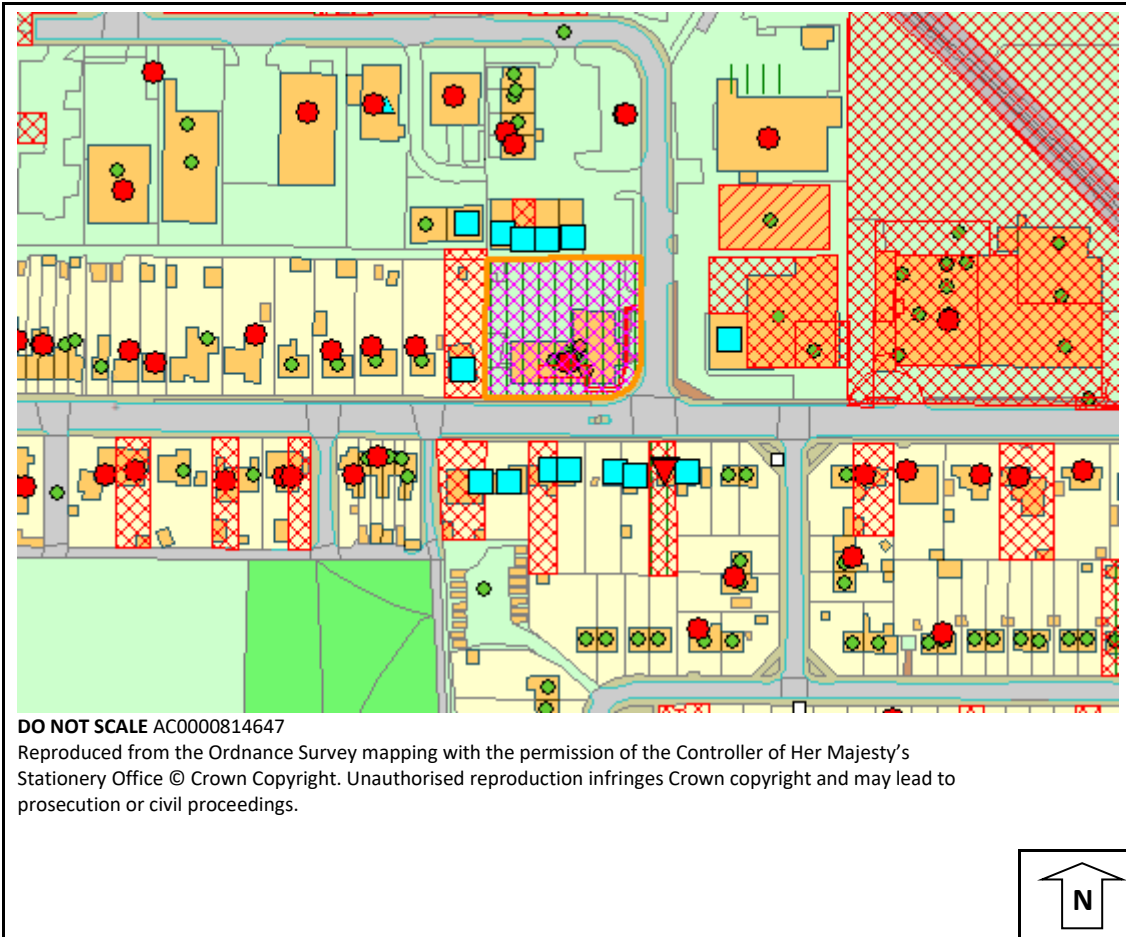
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/23/3905/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support