

Agenda Item 03

Supplementary Information Planning Committee on 6 April, 2016

Case No. 16/0615

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| Location | Asda, Forty Lane, Wembley, HA9 9EX |
| Description | Details pursuant to condition 4 (monitoring and acoustic investigation) of variation of condition application ref 03/1003 relating to planning permission ref 98/0413, dated 03/07/98, for the construction of a retail superstore with provision of service yard and customer car-parking to read as follows: "The store shall not be serviced on Sundays and Bank Holidays by more than six service vehicles on any one day without the consent in writing of the Local Planning Authority" |

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Further comments on the application have since been received. Both comments were received from residents of 115 Chalkhill Road on the 29th March 2016.

Both comments made reference to the fact that noise pollution improved for a short period of time while the monitoring was being undertaken, but that the noise was still ongoing.

The first comment identified a number of times during the week of 19th March to 25th March when disruptive noise and vibrations were experienced as a result of delivery activity. These instances included:

- Banging and crashing of crates (19th March at 6:15am and 6:40am, 21st March from 6:50am to 7:09am and 25th March at 6:38am)
- Vehicle Reversing (20th March at 10:05pm and 21st March at 9:54pm)
- Seagulls squawking (21st March at 5:44am)
- Gate being dragged across tarmac (21st March at 9:54pm)

It notes that these noises are particularly disruptive, either causing the residents to wake up or to struggle to get to sleep and are having a negative impact on the health of residents. This is in stark contrast to previous times, where seagulls were the only disturbance on a seasonal basis. The resident notes that they now experiences disturbance from seagulls, delivery vans and ASDA staff all year round.

The second comment agrees with the first and specifies that ASDA van delivery workers start banging and crashing crates just after 6am every week day, and in some instances before 6 am and during weekends. They consider that there is no management input or employee education on the part of ASDA that encourages undisruptive loading and unloading of crates.

It would appear that the "Delivery Management Plan" was only adhered to during the monitoring period and it is unfortunate that it has since not been adhered to. This matter has been taken up with Asda by the Planning Enforcement Team. Residents comments would suggest that the noise level experienced during the monitoring period was acceptable, in-line with the findings of the acoustic monitoring report.

Officers continue to recommend that the submitted details are approved as the applicant has shown that the measures set out in the "Delivery Management Plan" can reduce noise to an acceptable level. However, this highlights the importance of the condition that has been recommended which prevents servicing from taking place outside of the standard hours if Asda do not implement the "Delivery Management Plan" measures.

Recommendation: Remains approval subject to the condition set out within the Committee Report.

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