

DELEGATED DECISION REPORT

SMD/2024/0157
Valid 15/04/2024

65 HAYWOOD STREET
LEEK

**REPLACEMENT OF EXISTING
PLANT TO CO2
REFRIGERATION PLANT**

(FULL - MINOR)

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on the amenity of residential neighbours

DESCRIPTION OF SITE

The Aldi store lies near the centre of Leek, amongst other retail and commercial buildings. There are numerous other retail outlets along Haywood street and some residential properties approx. 100m to the south east. The store is a purpose built supermarket premises with its own access and area of customer parking.

The eastern elevation of the premises presents to a narrow concrete service strip that is edged and enclosed by a steep concrete embankment and wall that largely hides the edge and area of this premises from neighbours and public vantage.

PROPOSAL

To add CO2 plant to the existing food retail store. The proposal is to replace the existing plant with new CO2 plant to the existing Plant Compound of the existing Aldi food store. This will supply the New Chillers which will be installed in the near future as part of Aldi's Project Fresh Programme.

Toward the northern end of the eastern elevation three air source heat pump units would be placed on the ground with a new exterior personnel door installed into a air source heat pump compound.

Adjacent, further to the south, a new steel gantry platform would be installed at a level midway up the side of the elevation access via a set of steps. On top of the gantry new CO2 plant would be installed, their height reaching just below the eaves line of the roof. A new galvanised palisade fence would surround the platform.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS5 Leek Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

98/00356/OLD Retail Development with access and parking. APPROVED.

99/01299/ADV 1 freestanding illuminated post mounted sign and three wall signs. APPROVED.

04/00921/FUL Extension to food retail store. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/06/2024

Neighbour consultation period ends: 10/06/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council: No response

Environmental Health

No objection subject to condition controlling noise levels of plant and machinery. The application is for replacement plant. The predicted noise impact levels at 10m for plant ranges between 32 to 36dBA, the combined noise levels of these units should not adversely affect the amenity for the nearest residential neighbours. We would advise the condition below is imposed on any permission granted.

OFFICER COMMENTS

Principle of Development

Leek Area strategy SS5 is for the Council to consolidate the role of Leek as the principal service and a market town, achieved by, inter alia, strengthening the role of Leek as a principal service and retail centre.

The replacement or upgrade of supermarket utility would support a large and popular supermarket facility within the town centre and this would be compliant with the strategy for the town centre.

Design and Impact on Character and Appearance of the Area

The existing utility compound to the east elevation is narrow, set well below the adjacent ground level, and very much enclosed by the concrete embankment and the block boundary wall above. The area is completely concealed from public vantage set behind Haywood Street and a landscaped brick planter. The adjacent access to the rear of the neighbouring property narrows to a single car width between the adjacent carpet store and the side of the supermarket building. Outside of the application premises the area is surrounded to the rear and side by blank brick facing elevations to commercial storage additions to the rear of retail premises that front Derby Street to the north.

The air source heat pumps and new personnel door would have no material impact on the external appearance of the building they would be completely concealed set well below surrounding ground levels.

The proposed gantry platform and galvanised steel fencing would bring the installation up to a greater height and a level closer to that of the adjacent ground level. Still, however, the top of the fence and units would truck just below eaves level, and would not therefore breach the top of the adjacent boundary wall at the top of the concrete embankment. In these regards the development would not be prominent from the adjacent property, below the height of boundary wall, which in any event is the enclosed service area to the rear of retail premises.

The development would not adversely affect the character and appearance of the area or the premises. It would not appear intrusive or prominent within the public realm. There would be no conflict with policies SS5 or DC1 of the Local Plan in these regards.

Impact on Amenity

The closest residential premises would be first floor flats above retail premises on Derby Street to the north or Haywood Street to the south east. The closest of these flats would be 30 to 40m from the installation. These flats are town centre properties with windows opening onto busy road and other surrounding commercial premises. Their location brings with it a certain level and expectation of amenity and noise or pre-existing background levels.

The application is submitted with a Noise Impact Assessment which appropriately identifies the flats as being the nearest noise sensitive receptors. The assessment concludes that proposed plant will comply with Staffordshire Moorlands District Council's typical requirements and be quieter than the existing installation.

Environmental Health officers advise that the development/plant should not adversely affect the amenity for the nearest residential neighbours and suggest a condition that controls and limits noise outputs. There would be no conflict with Local Plan policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

Acceptable town centre development that would support and improve retail facility without any harm to the character and appearance of the area or the amenity of residents within the town centre. There would be no conflict with any of the local plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 11th June 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council