

Delegated Report

Planning Ref: 26/00047/FUL

Applicant: Bianca Farrell

Ward: Cadeby, Carlton, M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Market Bosworth School, Back Lane, Market Bosworth

Proposal: Installation of 3no. air source heat pumps, pump room and erection of 3m high enclosure

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for the installation of 3no air source heat pumps, a pump room and the erection of a 3m high enclosure. The proposal seeks to replace the existing boilers at the site to provide an improved energy efficient alternative, reducing the sites carbon emissions.
- 2.2. The proposed pumps include dampeners to reduce noise, and the timber enclosure has been proposed to further reduce any impacts. The pumps are located within the centre of the school, which is surrounded by existing high walls from its former swimming pool use, seeking to reduce and visual impacts.

3. Description of the site and surrounding area

- 3.1. The school complex is approximately 8 hectares which comprises of the main school building, two detached school buildings, an existing tennis court, existing sports pitches and car park.

4. Relevant planning history

24/00403/FUL

Construction of a new multi-use sports area, extension of car-park, upgrade to grass pitch and associated works

Planning Permission

28/02/2025

21/00014/FUL

Detached classroom block

Planning Permission

21/04/2021

19/00305/FUL

Proposed car park extension and provision of new astro turf pitch

Planning Permission

25/09/2019

15/00520/FUL

Proposed car extension and provision of new astro turf pitch

Planning Permission

18/02/2016

15/00328/FUL

Erection of a single storey modular building providing two classrooms
Planning Permission
27/04/2015

14/00420/FUL

Erection of two storey classrooms block and extension of existing parking area
Planning Permission
23/06/2014

5. Publicity

- 5.1. Neighbours were notified of the application via letter, and a site notice was placed within the vicinity of the site.
- 5.2. No objections have been received.

6. Consultation

- 6.1. Environmental Health: No objections to the proposal.
- 6.2. Market Bosworth Parish Council: No objections to the proposal.
- 6.3. Market Bosworth Society: No objections to the proposal, noted that noise concerns must be considered.
- 6.4. National Grid: No comments have been received.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.2. Market Bosworth Neighbourhood Plan (2025)
 - Policy CE1: All New Development in Market Bosworth
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (GDG) (2019)
 - National Design Guide (2019)

8. Appraisal

- 8.1. The application site is within a sustainable location in the identified boundary of Market Bosworth. Therefore, the development of the air source heat pumps, pump room and associated fencing is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

- 8.2. The development includes 3no. air source heat pumps and a pump room, which is screen by a 3m high, 'hit and miss' timber fence enclosure which measures a total of 19m in length. The location of the development is central to the site, amongst a cluster of the existing school buildings. This is in the location of the former swimming pool within the site, and there are no windows overlooking the development.
- 8.3. By way of location and of the development, being screened by both the timber enclosure, and the existing buildings, the development would not be seen from public vantage points, such as Back Lane and Station Road, as such there would be no harmful impact on the character of the area, and the design of the proposal is considered acceptable.
- 8.4. The application is therefore fully in compliance with Policy DM10 of the adopted SADMP and Policy CE1 of the MBNP.

Impact upon neighbouring residential amenity

- 8.5. The development of 3no. air source heat pumps are considered to cause a minor amount of noise, which is generally considered to operate at a low-level decibel and is considered generally unobtrusive.
- 8.6. The development is located centrally to the development and not within close proximity to neighbouring dwellings. The development is also located within a central area of the site, amongst school buildings, with no windows facing onto the courtyarded area. The proposal includes a 3m timber fence providing a further acoustic barrier.
- 8.7. By way of the relevant mitigation measures, such as dampeners, the enclosed fencing, and the location of the development in relation to neighbouring residents, the development is not considered to cause detrimental impacts to neighbouring amenity in terms of noise impact, loss of light, loss of privacy or overbearing impacts. Furthermore, the Council's Environmental Health Team has been consulted and have no objections to the proposal.
- 8.8. The development is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.9. The development of 3no. air source heat pumps, a pump room and associated timber enclosure is located centrally to the site and is not considered to impede on any car parking afforded to the school, nor is it considered that this development would have any impact on highway safety.
- 8.10. As such the development is considered to be in accordance with Policies DM17 and DM18 of the adopted SADMP.

9. Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

10. Conclusion

10.1 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD. The proposal can therefore be supported.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Floor Plan, Existing, Proposed Elevations, Drg No. 250059-S2E-XX-XX-D-A-02-XX Rev P1
- Existing, Proposed Site Block Plan, Drg No. 250059-S2E-XX-XX-D-A-01-00 Rev P1

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the hereby approved timber enclosure shall match that described within the submitted application form, as part of this planning application.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.