

Delegated Report

Planning Ref: 26/00286/FUL

Applicant: Mr John Nichols

Ward: Burbage, Sketchley and Stretton



Hinckley & Bosworth
Borough Council

Site: Burbage Methodist Church, 40 Windsor Street, Burbage

Proposal: Installation of an air-source heat pump

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. This planning application seeks full planning permission for the installation of A2A (air to air) heat pumps to the building. The units would be located externally to the eastern side of the building.

3. Description of the site and surrounding area

- 3.1. Burbage Methodist Church is located off Windsor Street, Burbage, and is set back significantly from the highway. The site is accessed via a gated access located between two established businesses.
- 3.2. The site itself is a modern building with a large, glazed frontage. The site benefits from a significant amount of off-street car parking.

4. Relevant planning history

21/01132/FUL

Proposed change of use for the church car park, from Class F1(f) to Class F1(f) with sui generis use for a farmers market to be held on the first Saturday of every month (09:00 – 13:00)

Planning permission

30/09/2022

16/01010/FUL

Demolition of existing methodist church and partial demolition of school building and erection of new methodist church (revised scheme)

Planning permission

11/01/2017

15/00903/FUL

Demolition of existing methodist church and partial demolition of school building and erection of new methodist church

Planning permission

20/11/2015

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 comments have been received.

6. Consultation

- 6.1. Burbage Parish Council

6.2. No objections to the scheme.

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
- Policy DM25: Community Facilities

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Burbage Neighbourhood Plan (2021)

- Policy 18: New Community Facilities

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. 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 Burbage. Therefore, the development 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. Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

8.3. The units are located to the eastern side elevation of the Methodist Church, between the main building itself and a boundary wall, which borders Wesley Walk. The units will not be visible from public vantage points and as such would have no impact on the character of the area.

8.4. The development is therefore considered to be in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.5. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.
- 8.6. The internal units are not considered to create any detrimental impact on neighbouring residential amenity by way of their location.
- 8.7. The external units are located to the side of the Methodist Church and are well screened by the boundary wall, of Wesley Walk, further reducing any impact. The neighbouring residents are located a sufficient distance from the units and as such, given the low-level noise emitted from air source heat pumps, it is not considered that any impact in terms of noise or vibration would be experienced by the residents.
- 8.8. The units by way of scale and location would also have no impact on neighbouring residential amenity in terms of loss of light, loss of privacy, overbearing or overshadowing impacts.
- 8.9. Overall, it is considered that the proposal would have no impact on residential amenity, causing no detrimental impacts on loss of light, loss of privacy, overbearing or noise/odour impacts. As such, the proposal is considered in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.10. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.
- 8.11. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.12. The development does not encroach on the existing parking provision afforded to the site, nor is the proposal considered to have any detrimental impact on highway safety, given the nature of the development.
- 8.13. The proposal therefore complies with Policies DM17 and DM18 of the 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, DM18, and DM25 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:

- Site Location Plan
- Proposed Block Plan
- Proposed Elevations
- Section Elevation
- Unit Specifications

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).

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.