DELEGATED REPORT

Recommendation Made:

Reference:- 11/00428/FUL **Parish:- Hinckley**

Applicant:- Mr Paul Sibson
Leicester Data Hall
101 Regent Road
Leicester
Leicestershire

Location:- National Grid Brick Kiln Street Hinckley Leicestershire

Proposal:- INSTALLATION OF HEAT PUMPS

Introduction:-

This application seeks full planning approval for the installation of seven low carbon gas-driven heat pumps and an associated gas meter mounted on the roof of the National Grid building on Brick Kiln Street, Hinckley. Each heat pump is 1 metre wide, 2 metres long and 2.4 metres in height and it is proposed that the units will be finished in Munsell code Silky Shade (1Y8.5/0.5) (grey).

Site history

09/00308/FUL FORMATION OF TREATMENT SYSTEM, SITING OF WORKS CONTAINERS AND OFFICE CONTAINER - Permitted
09/00347/FUL INSTALLATION OF CAR PARK LIGHTING – Permitted
10/00531/FUL EXTENSIONS AND ALTERATIONS TO BUILDING – Permitted
11/00436/FUL EXTENSION AND ALTERATIONS TO OFFICE BUILDING - Pending

Consultations:-

No neighbour consultation responses have been received in respect of this application.

The Head of Community Services (Pollution) has no objection to the application. However, queries the continued use of the existing units once the approved units have been installed and are in use.

Development Plan Policies:-

National Policy

Planning Policy Statement 4 (PPS4)

Local Policy

The following saved policies within the Hinckley and Bosworth Local Plan (2001) are considered relevant in the determination of this application;

BE1 Design and Siting of Development

Appraisal:-

Principle

The application site falls within the settlement boundary of Hinckley and the proposal to replace plant heating equipment at an existing employment site is acceptable in principle.

The main consideration in respect of this application relates to design and impact upon residential amenity.

Design

The proposed heat pumps are to be sited on the flat roof of the main office building, approximately 4m from the south corner. Various other plant equipment and paraphernalia exists on the roof near this location some of which is to be replaced as part of this scheme. A 1m high parapet wall screens part of the heat pump units and the entire gas metre housing from view. The proposal is considered acceptable in terms of siting and design and would have no significant impact on the street scene generally.

Residential Amenity

The Head of Community Services has questioned the possible combined noise levels of the existing pumps and the proposed pumps if both systems were to run simultaneously for a limited time period, for instance during installation and testing. The application form states that the heat rejectors (wet bed collers) will be removed once the new installation is proven and a plan has been received which shows the proposed method of removal of the existing units.

On the basis that there is no clear timetable for removal of the existing equipment and that no noise information has been received in terms of the operation of the combined systems should the existing system remain a condition will be imposed to require the removal of the existing units, in accordance with the plan received, within 1 week of the proposed units being brought into use.

The nearest residential property is approximately 75 metres away. On the basis that a condition can be imposed controlling the removal of the existing system and no objections have been received from Environmental Protection It is not considered that the heat pumps or the meter housing will have a detrimental impact in terms of residential amenity.

In summary, the proposed heat pumps are acceptable in principle and are considered acceptable in terms of design. Furthermore, there will be no detrimental impact on residential amenity as a result of the development.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as the proposal would be of an acceptable design and would not be detrimental to the occupiers of neighbouring dwellings.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details; Drawing No 110024/M/907 revision B, 110024/M/908 revision B, Site Location Plan received on the 10th of June 2011.

3 The existing heat pumps shall be removed in accordance with plans 110024/M/900 revision B and 110024/M/901 Revision B within 7 days of the hereby approved heating units first being brought into use.

4 The external appearance of the proposed heat pumps shall be finished in accordance with the material sample received by the Local Planning Authority on 1st of August 2011.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 For the avoidance of doubt due to the lack information regarding the combined noise levels of the existing and proposed heating units. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Nick Cox Ext 5659