

# Development Management Delegated Decision Report

B/23/0310



SUMMARY OF APPLICATION			
Application Reference	B/23/0310		
Application Type	Full Planning Permission		
Proposal	Proposed new air source heat pump in lieu of new boilers to serve existing maths block		
Location	Giles Academy, Church Road, Old Leake, Boston PE22 9LD		
Applicant	Mrs Burrell		
Agent	MAC Construction Consultants		
Received Date:	05-Sep-2023	Consultation / Publicity Expiry Date:	22-Jan-2024
Valid Date:	20-Nov-2023	Statutory Expiry Date:	15-Jan-2024
Date of Site Visit:	06-Dec-2023	Extension of Time Date:	19-Jan-2024
Objections received?	None		
5 day notification record: N/A			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions		
Report by:	Emma Turvey		
Date:	11-Jan-2024		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of an academy school for 11-16 year olds. It is located in the settlement of Old Leake. The area around the site is predominantly residential apart from St Mary's Church which is located to the north-west of the application site.

### DETAILS OF PROPOSAL:

It is proposed to erect a building to house a heat pump which will replace the existing boilers to heat the maths block. The building will measure 9.8m by 3.2m with a maximum roof height of 2.2m. The proposed materials are corrugated pre-painted roofing with Acoustic+ to the underside and slatted screen with timber slatted walls.

### RELEVANT HISTORY:

There have been many planning applications on this site over the years but none that are recent or relevant.



## **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

### **South East Lincolnshire Local Plan (2019)**

The following policies contained within the South East Lincolnshire Local Plan (2019) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 30: Pollution; and
- Policy 31: Climate Change and Renewable and Low Carbon Energy.

## **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

### **National Planning Policy Framework (2023)**

At the heart of the 2023 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making; and
- Section 12: Achieving well-designed and beautiful places.

### **National Planning Practice Guidance (PPG)**

## **CONSULTATION RESPONSES:**

Environmental Health have considered the details and noise data provided and are satisfied that the equipment should not adversely impact residential amenity and therefore have no objections.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged it is considered that the proposals would not result in an unacceptable impact on highway safety, therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

## **EVALUATION:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of an application must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regard to this application are considered to be:

- Design of the proposal and impact on the character and appearance of the area including heritage impact
- Impact on residential amenity
- Flood Risk and drainage

**Design of the proposal and impact on the character and appearance of the area, including heritage impact**

Policy 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area. Policy 3 states that all developments must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The application site is located within the grounds of an academy for 11-16years old students. The location of the proposed building which will contain the heat pump is on the western elevation of block 12 which is the northern most building on the application site. There will be very limited, if any, view of the proposed building from public vantage points and given the small scale nature of the proposal it is not considered that it will have an adverse impact upon the character or appearance of the area.

The application site lies adjacent to St Mary's Church which is a Grade I listed building, a Grade II listed War Memorial and a Grade II listed Lychgate. The proposed development is to be sited approximately 110 metres to the south-east of the listed buildings and is contained within other buildings on the site, therefore it is considered that the proposed development would not significantly detract from the character and appearance of the heritage assets.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

### **Impact on residential amenity**

Policies 2, 3 and 30 of the SELLP seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Paragraph 130 of the NPPF (2023) seeks, amongst other things, to create places that are safe, inclusive and accessible. Furthermore, it advocates the promotion of health and well-being, with a high standard of amenity for existing and future users. Crime and disorder, and the fear of crime, should not undermine the quality of life or community cohesion and resilience.

The academy is located on the western side of Church Road. There are a row of residential dwellings on the eastern side of Church Road and a row of dwellings along School Lane which is to the west of the application site.

There is approximately 80 metres between the application site and the closest dwelling and given the proposal will be sited in amongst other academy buildings, it is not considered that this will have an adverse impact upon the amenity of these neighbouring dwellings.

Environmental health were consulted and confirmed that the proposed equipment should not adversely impact residential amenity and therefore have no objections.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

### **Flood risk and drainage**

Policy 4 of the SELLP seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. The application is accompanied by a Flood Risk Assessment which states that the following flood resilient measures are to be adopted:

- The ground slab at ground floor level is to be a concrete slab with sealed services and other penetrations.
- Water, electricity and gas meters are located a minimum of 600mm above predicted floor level.
- Non-return valves to be used in the drainage system to prevent backflow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging.
- All service entries to be sealed adopting puddle flange or similar seals.
- Closed cell insulation to be used for pipes which are below the predicted flood level.
- Wiring for telephone, TV, internet and other services to be protected by suitable insulation to minimise damage.
- Consideration to be given to fittings for flood gates over all door openings in the perimeter wall of the existing school.
- All service connections within the proposed ASHP footprint will be set above 1 in 100 year storm plus 45% for climate change levels plus a minimum of 600mm.

It is considered that the proposal meets the requirements of SELLP Policy 4.

### **CONCLUSION:**

It is considered that, subject to the appropriate conditions, the proposed development will not have any adverse impacts upon:

- the character and appearance of the surrounding area, including heritage impact;
- the amenity of the neighbouring dwellings
- flood risk and drainage;

To conclude, it is considered that this proposed development is acceptable and accords with Policies 2, 3, 4 and 29 of the South East Lincolnshire Local Plan 2019 and Sections 4, 12, 14 and 16 of the National Planning Policy Framework (2023).

### **RECOMMENDATION:**

#### **Approve with Conditions**

<b>CONDITIONS / REASONS</b>			
Pre-commencement conditions?	No	Agreed with applicant/agent - Date:	
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><b>Reason:</b> Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>		

2	<p>The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> <li>▪ PL01 Rev A Proposed ASHP Works Site Plan</li> <li>▪ PL02 Rev A Proposed ASHP Works Block Plan</li> <li>▪ PL03 Rev A Proposed ASHP Works Floor Plan</li> <li>▪ PL04 Proposed ASHP Works Details</li> <li>▪ 230509-G&amp;G-XX-XX-M-DR-1100 Rev T01 Indicative Heating Layout</li> <li>▪ 230509-G&amp;G-XX-XX-M-SC-1000 Rev T01 Indicative Heating Layout</li> </ul> <p><b>Reason:</b> To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2, 3, 4 and 29 of the South East Lincolnshire Local Plan 2019, and guidance contained in the National Planning Policy Framework (2023).</p>
3	<p>The development hereby approved shall be undertaken in complete accordance with the Flood Risk Assessment dated October 2023 by Dunster Consulting, unless otherwise agreed in writing by the Local Planning Authority. The mitigation measures shall be fully implemented prior to use and subsequently remain in place.</p> <p><b>Reason:</b> In the interest of reducing flood risk in accordance with Policy 4 of the South East Lincolnshire Local Plan 2019.</p>
4	<p>The development hereby approved shall be carried out in accordance with the materials specified on the following drawing:</p> <ul style="list-style-type: none"> <li>- PL04 Proposed ASHP Works Details</li> </ul> <p>The materials shall be implemented and thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>Reason:</b> In the interests of visual amenity and character in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.</p>

**INFORMATIVES / NOTES  
TO BE INCLUDED ON/WITH DECISION NOTICE**

**STATEMENT OF PROACTIVE WORKING:**

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.