

**PLANNING
COMMITTEE**

19th January 2022

Planning Application 21/01618/FUL

Proposed installation of air source heat pump to service existing business centre

Greenlands Business Centre, Studley Road, Redditch, Worcestershire, B98 7HD,

Applicant: John Homer
Ward: Greenlands Ward

(see additional papers for site plan)

The case officer of this application is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

Greenland's Business Centre is situated in an area that is designated as a primarily employment area in the Redditch Borough Council Local Plan. The proposed site is situated in the southeast corner of the business centre which is a commercial building owned by the Council. There are other employment uses to the south, east and north of the site and residential dwellings to the west of the site on the opposite side of the Studley Road.

Proposal Description

The proposal is for the installation of an air source heat pump with some external pipework and cabling. The unit would be situated on the existing tarmac hardstanding outside the existing plantroom adjacent to the existing car park and skip store area. The unit would be sited within a fenced enclosure.

The air source heat pump would be approximately 4.2 metres by 2.2 metres with a height of approximately 2.3 metres and would sit on a frame (big foot) which would have a maximum height of 0.395 metres (height varies depending on the ground conditions and could be between 0.3metres- 0.395metres). The unit would have a light grey and dark blue powder coated metal sheet shell. The fenced enclosure would be 6.3 metres by 4.3 metres and would have a height of 2.5 metres. The fencing would be formed of a green powder coated metal mesh and post fence with a timber boarded acoustic fence to the western side.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 15: Climate Change

Policy 24: Development within Primarily Employment Areas

PLANNING COMMITTEE

19th January 2022

Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

National Design Guide
NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations

Worcestershire county Highways

No highway objections to the proposed installation of air source heat pump to service existing business centre, the existing turning area or car parking is not affected by the proposed development.

Worcestershire Regulatory Services - Noise

In order to ensure that noise from the proposed external ASHP does not adversely impact the nearest noise sensitive receptor(s) I recommend that the proposed 6.43m fence section parallel to Studley Road should be of the close boarded / acoustic type. Full details of the extent, height and surface density (min. 12kg/m²) of the recommended close boarded / acoustic fencing should be submitted for approval.

Additional comments received 20/12/2021 - The proposed acoustic fence is acceptable.

Public Consultation Response

Site notice posted on 19.11.2021 expired 13.12.2021
7 Neighbour notification letters sent on 17.11.2021 expired 11.12.2021

No comments received to date.

Assessment of Proposal

Paragraph 158 of the NPPF sets out that local planning authorities should approve applications for renewable and low carbon development provided the impacts are (or can be made) acceptable. Policy 15 of the Redditch Borough Council sets out that small scale renewable technologies will be encouraged in appropriate locations.

The proposed air source heat pump would be situated within a fenced enclosure in the south eastern corner of the site. It would be set back from the road by over 40 metres behind a timber boarded acoustic fence. Due to this, it is not considered that the proposal would impact the overall character or appearance of the area.

**PLANNING
COMMITTEE**

19th January 2022

Worcestershire Regulatory Services (WRS) were consulted on this application to help assess the potential noise impact the proposed units would have on the amenity of the nearby residential properties and on the local area. In order to ensure that the noise from the proposed external Air Source Heat Pump does not adversely impact the nearest noise sensitive receptors they recommended that the proposed 6.43m fence section parallel to Studley Road (western side of the fenced enclosure) should be formed of a close boarded acoustic type fence. The application was amended to reflect these comments and WRS have confirmed that the proposed acoustic fence is acceptable.

Worcestershire Highways were consulted on the proposal, and they have raised no objection to the proposal as the existing turning area or car parking would not be affected by the proposal.

Clarification was sought as to whether any other works had been undertaken by the applicant to improve the efficiency of the building. Information was provided in relation to this which sets out that the Salix funding received to install the Air Source Heat pump, included funding to complete the programme of window replacements to the building. This phase was to replace the rear curtain walling, original 1960' aluminium single glazed curtain wall, with new insulated aluminium curtain walling and Double glazed windows. Other works including Curtain walling to the front and individual windows were replaced in previous years with new insulated and double glazed windows.

Overall, it is considered that the proposed development complies with the provisions of the development plan and would be acceptable.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be **GRANTED subject to the following conditions:**

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing No. HUB356.GbCR.PS.01 Rev. A Location, Block Plan, Site plans as existing and proposed

**PLANNING
COMMITTEE**

19th January 2022

Drawing No. HUB356.GBCR.PS.02 Acoustic Fence Details
Document No. CN2139-ALT-ZZ-XX-RP-Z-6001 Design Proposal
Document No. HUB356 Rev.A Design and Access Statement
Hidros Thermal Solutions- Air/ Water Heat Pump 2 pipes
Hidros Thermal Solutions Model LZT/1454/HA/XL/HH/P2U
Hidro Thermal Solutions LHA 5006 He/LS/HH/P2U Electrical Performance
Modul ramowy Big Foot

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. The acoustic fencing hereby approved and as shown on Drawing No. HUB356.GBCR.PS.02 and Drawing No. HUB356.GBCR.PS.01 Rev. A shall be installed on site prior to the first use of the Air Source Heat Pump. The fencing shall thereafter be retained in place for the lifetime of the approved Air Source Heat Pump and any subsequent replacement Air Source Heat Pump.

Reason: To protect the amenity of the residential dwellings in the area.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.