

**PLANNING
COMMITTEE**

19th January 2022

Planning Application 21/01619/FUL

Proposed installation of air source heat pump and associated equipment including external buffer vessel

Town Hall, Walter Stranz Square, Redditch, Worcestershire, B98 8AH,

**Applicant: John Homer
Ward: Abbey 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

Redditch Town Hall is situated within the Town Centre of Redditch.

Proposal Description

The proposal is for the installation of an air source heat pump and an external buffer vessel with some external pipework and cabling. These units would be situated on the eastern side of the existing flat roof of the Town Hall linking up with the existing internal plant room with gas boilers below.

The proposed air source heat pump would be situated on an existing frame (to be modified) previously used by a chiller. The air source heat pump would be approximately 7.2metres by 2.2 metres with a height of approximately 2.3metres. The unit would have a light grey and dark blue powder coated metal sheet shell. The external buffer vessel would be situated adjacent to the existing plant room and would have a capacity of 8000litres with a height of 2.5metres and a diameter of 2.4metres. The vessel would be grey in colour with a flat top.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 15: Climate Change

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

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

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Relevant Planning History

None

Consultations

Worcestershire Regulatory Services – Noise consulted 17.11.2021 expired 11.12.2021

The doesn't appear to be any nearby residential dwellings and the proposed location will screen the Air source heat pump. Therefore they have no objection to the application in terms of noise.

Public Consultation Response

Site Notice posted 19.11.2021 expired 13.12.2021

Site Notice posted 22.12.2021 expires 15.01.2022

To date no comments have been received.

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 and external buffer vessel would be situated on the eastern side of the Town Hall roof near to the existing plant room and electrical room, where some plant and machinery is already located. Due the proposed siting and the parapet style roof of the Town Hall, it is not considered that the proposed units would be highly visible from within the street scene.

Worcestershire Regulatory Services 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 general. They have raised no objection to the application in terms of noise.

It is noted that there are residential units within Threadneedle House which is located approximately 41metres to the northwest of the site (approx. 61 metres from the Air Source heat pump) on the opposite side of Walter Stranz Square from the Town Hall). As such, given this separation and that the proposed location would screen the Air Source heat pump, it is not considered that the proposal would have an adverse impact on the existing amenities of the occupiers of these residential units.

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

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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 documents and drawings:

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

Document No. CN2140-ALT-ZZ-XX-RP-Z-6001 Design Proposal

Hidros Thermal Solutions Model LHA/5006/HE/LS/HH/P2U

Hidros Thermal Solutions Air/Water Heat Pump 2 Pipes

Hidros thermal Solutions LHA 5006 HE/LS/HH/2U Electrical Performance

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

Informative

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

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.