

Application Number	07/2022/00896/FUL
Address	Land To The East Of Penwortham Priory Technology College Crow Hills Road Penwortham Preston Lancashire PR1 0JE
Applicant	Mr Neil Martin
Development	Installation of an air handling unit and two air source heat pumps together with the erection of a 3m high security fence
Officer Recommendation	Approval with Conditions
Date application valid	29.11.2022
Target Determination Date	24.01.2023
Extension of Time	None



1. **Introduction**

- 1.1 This application is being brought before the Planning Committee as this Authority is the applicant.

2. **Report Summary**

- 2.1 This application is in full and relates to the installation of an air handling unit and two air source heat pumps together with the erection of a 3m high security fence.
- 2.2 No objections have been received from statutory consultees.
- 2.3 Two site notices have been posted and six individual letters have been sent to neighbouring properties; no representations have been received.
- 2.4 The proposal accords with current planning policies, including the national planning policy framework and the development plan policies and therefore recommended for approval.

3. **Application Site and Surrounding Area**

- 3.1 The application relates to Penwortham Leisure Centre which is located and attached to the rear of Penwortham Priory Academy. The site area the subject of the application is located to the east of the plant room.
- 3.2 Penwortham Leisure Centre is accessed off Crow Hills Road, a residential estate set to the north. To the south east of the site lies St Teresa's Catholic Primary School; Penwortham County Primary School is located to the north east of the site. The area is predominantly residential.
- 3.3 The Leisure Centre is owned by the Council, the operation of which has recently been brought back under the control of the Council. The facilities include a swimming pool, gym, sports hall and playing courts.
- 3.4 The site is located within the existing built up area as defined by Policy B1 in the Local Plan.

4. **Site History**

- 4.1 07/2009/0390/FUL - Regulation 3 Application for the formation of a new 40 space car park and pedestrian access. Formation of vehicle and cycle access. Re-surfacing, replacement fence and floodlights to tennis courts to form multi use games area. Approved.
- 4.1.1 07/2010/0504/DIS - Discharge of conditions re: application 07/2009/0390/FUL. Condition 2(Surface treatments), 3(visibility splays) 4(wheel washing) 5(Landscaping) 6(Protection of trees) 7(Management plan) 8(Floodlight illumination levels) 9(Permanent fence) 10(Bollard lighting) 12(Gate). Conditions Discharged.
- 4.1.2 07/2011/0513/VAR - Variation of planning condition No11 of planning permission 07/2009/0390/ful - use of multi games area. Approved
- 4.1.3 07/2018/0372/FUL - Removal of dividing wall to car park and replace with 2.4m high V-mesh fencing in new location to allow for increased car parking spaces, replace part of northern boundary fence (adj sports court) with 2.4m high fence with new gates, new 3m high fence within the site to link to fencing at the leisure centre

entrance, installation of new electronically controlled pupil entrance gate and vehicle gate. Approved

4.1.4 07/2019/1363/FUL – Installation of boundary security fencing. Approved

4.1.5 The above applications relate to the combined site of the School and Leisure Centre.

5. **Proposal**

5.1 Planning permission is sought for the installation of an air handling unit and two air source heat pumps together with the erection of a 3m high security fence.

5.1.1 The units will cover an area of some 172.5 m² and will be located to the east of the existing plant room. Elevations provided show a 5.2m x 2.6m x 2.2m high unit with mechanical equipment inside attenuator enclosures housed behind a 3m high timber fence line. This will deter unauthorised access to the equipment enclosure, but units will not be visible from ground level.

5.1.3 The Council declared a climate emergency in 2019 with a commitment to make the Borough carbon neutral by 2030, including the Council's own buildings and Leisure Centres. It is intended to remove the mains gas supply and fuel the leisure centre instead via renewable energy sources and electricity.

5.1.4 The proposed air source heat system will greatly reduce the carbon footprint associated with the use of the leisure centre, providing the centre with a long-term sustainable energy resource.

5.1.5 The Council has been successful in obtaining funding via the Public Sector Decarbonisation Scheme (PSDS), to replace mains gas as a heating source in six of its buildings, including Penwortham Leisure Centre.

6. **Representations**

6.1 Two site notices have been posted and six letters have been sent to neighbouring properties. At the time of writing the report no representations have been received. Late representation will be reported verbally at committee

7. **Summary of Responses**

7.1 **Environmental Health** have raised no objection but have requested a number of conditions relating to burning of waste material/vegetation on site, hours of construction and deliveries. Full details of the noise levels to be experienced at the nearest properties have also been requested to be submitted prior to the commencement of operation of any air source heat pump system.

8. **Material Considerations**

8.1 **Policy Considerations**

8.2 **NPPF**

8.2.1 The NPPF is a material planning consideration to which weight needs to be attached.

8.2.2 Paragraph 155 of Section 14 (Meeting the challenge of climate change, flooding and coastal change) states:

“To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.”

8.2.3 Paragraph 157(a) expects new development to “*comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable*”.

8.2.4 In determining planning applications for renewable and low carbon development, Paragraph 158(a) states that local planning authorities should “*not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions*”.

8.2.5 Paragraph 158(b) advises that an application should be approved if its impacts are (or can be made) acceptable.

8.3 **Core Strategy Policy Considerations**

8.3.2 Policy 17 (Design of New Buildings) requires new buildings to be designed in a manner to take account of the character and appearance of the local area.

8.3.3 Policy 28 (Renewable and Low Carbon Energy Schemes) supports proposals for renewable and low carbon energy schemes, provided, inter alia, any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity.

8.4 **South Ribble Local Plan**

8.4.1 Policy B1 (Existing Built-Up Area) allows for development provided, amongst other things, it complies with the requirements for parking, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

8.4.2 Policy G17 (Design Criteria for New Development) permits development which does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

9. **Other Material Considerations**

9.1 The main issues to consider include the details of the siting and appearance and the impact upon residential amenity.

9.2 **Siting and Appearance**

- 9.2.1 The air source heat pump system will be set to the south (rear) of the school with a separation distance of some 98m from No. 25 Meadway and some 92m from St Teresa's Primary School to the south east. The proposal will therefore not be readily visible from the public realm.

9.3 **Relationship to Neighbours**

- 9.3.1 The boundary of the nearest residential property is set some 98m north east of the proposal. Environmental Health have raised no objection but have requested a number of conditions, including the submission of noise levels, prior to commencement of operation of the air source heat pump system. Subject to the imposition of conditions it is considered the proposal will not have a detrimental impact upon occupiers of adjacent residential properties by virtue of undue noise and disturbance.

10. **CONCLUSION**

- 10.1 The installation of an air handling unit and two air source heat pumps together with the erection of a 3m high security fence will not have a detrimental impact upon adjacent residential properties. Due to the scale and siting of the proposal, this will not detract from the character and appearance of the area.
- 10.2 The proposal accords with current planning policies, including the national planning policy framework and the development plan policies and therefore recommended for Approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg PRO-00-M001-P3/M100-P3 and M200-P3, Danth plan 22-5-023/1, Allaway acoustics technical specification and Trane technical specification 57394148 4.7.22..
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. There shall be no burning of waste material or vegetation on site.
Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.
4. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

5. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

6. Prior to the commencement of operation of any air source heat pump system full details of the noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be operated as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Note to Applicant: Any air source heat pump system shall be so designed to ensure the following

standards are achieved -

The proposed development shall be designed so the rating levels for cumulative noise from all

noise sources shall not exceed, 10 dB(A) below the existing LA90, at the nearest noise-sensitive

premises to the proposed development as assessed in accordance with British Standard 4142

(2014).

or

LAeq 50 dB 16 hours - gardens and outside living areas (for example balconies)

LAeq 35 dB 16 hours - indoors daytime

LAeq 30 dB 8 hours - indoors night-time (23.00-07.00)

LAfmax 45 dB 8 hours - indoors night-time (23.00-07.00)

LAfmax 45 dB 4 hours - indoors evening (19.00-23.00)

Whichever is lower.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

17 Design of New Buildings

28 Renewable and Low Carbon Energy Schemes

South Ribble Local Plan

B1 Existing Built-Up Areas

G17 Design Criteria for New Development