

<b>APPLICATION NO</b>	<b>PA/2017/2098</b>
<b>APPLICANT</b>	Marjara Care Group
<b>DEVELOPMENT</b>	Planning permission to erect a building to house two biomass boilers and a pellet storage area, to provide up to 100 kilowatts of energy to the care home
<b>LOCATION</b>	Rathside Care Home, 41 Gainsborough Lane, Scawby, DN20 9BY
<b>PARISH</b>	Scawby
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Scawby Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 93 states that planning plays a key role in securing radical reductions in greenhouse gas emissions, supporting the delivery of low carbon energy and associated infrastructure.

Paragraph 95 states that local planning authorities should actively support energy efficiency improvements to existing buildings, to support the move to a low carbon future.

Paragraph 98 states that when determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

**North Lincolnshire Local Plan:** Policies DS1, DS11 and DS21 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS5 and CS18.

## **CONSULTATIONS**

**Highways:** No objection.

**Environmental Health:** Following receipt of additional information no objections are raised. Conditions are recommended in respect of the height of the flue, the type of pellets, that the biomass boiler is operated in accordance with the manufacturer's instructions and implementation of the acoustic mitigation measures.

## **PARISH COUNCIL**

Object on the following grounds:

- reduction in off-street parking spaces
- it will result in additional vehicles being parked along Gainsborough Lane
- impact on visual amenity
- noise and disturbance from the operation of the boiler.

## **PUBLICITY**

A site notice has been displayed; no comments have been received.

## **ASSESSMENT**

The existing site consists of a large, two-storey residential care home located within the defined settlement boundary for Scawby. The land to the front and partly to the side of the care home is laid to hardstanding and is used for off-street parking purposes. To the rear of the building(s) is a communal garden and to the front is Gainsborough Lane which runs in an east to west direction. The area is predominantly residential in nature and is bordered by residential properties on three sides. Planning permission is being sought to erect a building to house two biomass boilers together with associated extraction flues and a pellet storage area. The boilers would produce up to 100 kilowatts of energy for the care home.

**The main issues in the determination of this planning application are the principle of development, and impact on the character and appearance of the street scene and upon residential amenity.**

### **Principle**

In broad policy terms this type of renewable energy is considered acceptable as a sustainable material will be used to provide energy to serve the care home. This is in accordance with guidance in the National Planning Policy Framework (NPPF), policy CS18 of the Core Strategy and policy DS21 of the North Lincolnshire Local Plan.

### **Impact on street scene**

The proposal is for the erection of a boiler house and associated extraction flues to the side of the care home. The plans show that it will have an overall height of 7.6 metres with the

boiler housing being of flat roof construction with a height of 3 metres and the extraction flues being an additional 4.6 metres in height. It is acknowledged that, given its position to the front and side, the proposed development will be visible in the street scene; however, it will be viewed against the built backdrop of the larger two-storey care home building to the east and north east and not as an isolated form of development in this residential area. The plans also show that the proposal will be orientated with its narrowest part (a width of 2.5 metres) facing southwards towards the highway; the bulk of the boiler housing will therefore not be visible from the public highway. An amended plan has been received which shows that the walls of the proposed boiler house will be clad with horizontal profile timber boards; this ensures the appearance of the boiler house resembles that of an outbuilding within the curtilage of the care home and not a metal storage container in the street scene. The external flues, with a height of 4.6 metres, will be visible in the street scene particularly from the south but, due to their narrow diameter, they are not considered to represent an incongruous feature in this case.

In addition, the use of a sustainable energy source is supported through the NPPF, policy CS18 of the Core Strategy and policy DS21 of the North Lincolnshire Local Plan.

### **Residential amenity**

It is noted that the proposed development will be positioned in close proximity to the western boundary of the site, adjacent to and parallel to the garden belonging to 39 Gainsborough Lane. The proposal has the potential to result in loss of amenity to the garden of this neighbouring property through noise disturbance and air quality issues. Following receipt of additional information in respect of the boiler operations and acoustic emissions Environmental Health has raised no objection to the proposed development; conditions are recommended in respect of air quality and noise which are considered sufficient to mitigate the potential for loss of amenity to the neighbouring property to the west. The biomass boiler is proposed to be located where it wouldn't displace any parking spaces and where it can be accessed by delivery vehicles; therefore its siting is considered to be appropriate. The applicant has confirmed that the proposal will not displace any existing parking spaces within the site; subsequently no additional vehicles will be parked within the limits of the public highway.

### **RECOMMENDATION Grant permission subject to the following conditions:**

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

#### **Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: NT13503/022/01 A, NT13503/022/02 and NT13503/022/03 B.

#### **Reason**

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

3.

The biomass boilers hereby permitted shall not be brought into first use until the exterior of the housing is clad with the details shown on drawing NT13503/022/03 B and once constructed it shall thereafter be retained.

Reason

To define the terms of the permission in the interests of visual and residential amenity in accordance with policies DS1 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

4.

Flues from the biomass boiler shall terminate at a minimum height of 7.6 metres above ground level. Details to any changes proposed to the flues shall be submitted to and approved in writing by the local planning authority prior to implementation.

Reason

To regulate and control the development in order to safeguard residential amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

5.

The biomass boilers hereby permitted shall only burn ENPlus A1 Pellets.

Reason

To regulate and control the development in order to safeguard residential amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

6.

The development shall be served by two ETA Pellets PC50 biomass boilers at all times.

Reason

To regulate and control the development in order to safeguard residential amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

7.

The biomass boilers shall be operated, serviced and maintained in accordance with the manufacturers' instructions at all times.

Reason

To regulate and control the development in order to safeguard residential amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

8.

The mitigation measures proposed within the information sheet titled Acoustic emissions from pellet and woodchip boilers dated May 2014 and written by the Manufacturers ETA Heizsystem shall be implemented in full prior to the operation of the biomass boilers.

Reason

To regulate and control the development in order to safeguard residential amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



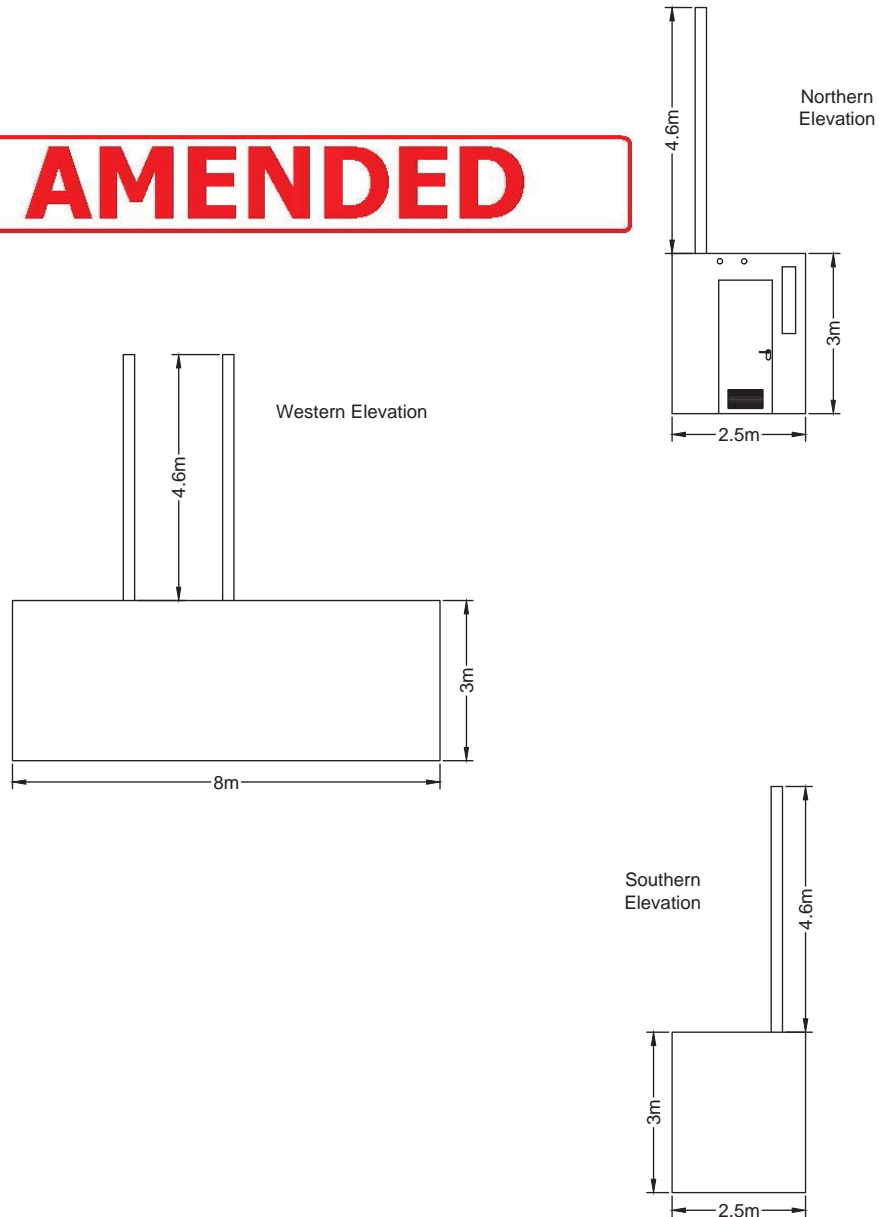
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# PA/2017/2098 Elevations (not to scale)

**AMENDED**



DO NOT SCALE FROM THIS DRAWING



Note: Wooden Cladding Proposed. Indicative example above.

B	Inset Included	15-03-18	PAG	BP
REVISION	DETAILS	DATE	DR'N	CHK'D

CLIENT  
The Engineering Support Partnership Ltd

PROJECT  
Rathside Care Home Energy Centre

DRAWING TITLE  
Elevations

DRG No.	NT13503/022/03	REV	B
DRG SIZE	A3	SCALE	1:100
		DATE	Dec 2017
DRAWN BY	RJB	CHECKED BY	BP
		APPROVED BY	AR

- NEWCASTLE UPON TYNE TEL 0191 232 0943 WEB: WWW.WARDELL-ARMSTRONG.COM
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