

APPLICATION NO	PA/2018/2501
APPLICANT	Marjara Care Group
DEVELOPMENT	Planning permission to retain a building housing a biomass boiler and a pellet storage area, and to retain an external flue
LOCATION	Sycamore Lodge Nursing Home, 2 Burringham Road, Scunthorpe, DN17 2BB
PARISH	Scunthorpe
WARD	Ashby
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Mick Grant – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 7 states the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Paragraph 11 states plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 103 states significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.

Paragraph 109 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 154 states when determining planning applications for renewable and low carbon development, 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.

Paragraph 183 states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

North Lincolnshire Local Plan:

DS1 (General Requirements)

DS11 (Polluting Activities)

DS21 (Renewable Energy)

LC12 (Protection of Trees, Woodland and Hedgerows)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS18 (Sustainable Resource Use and Climate Change)

CS25 (Promoting Sustainable Transport)

CONSULTATIONS

Highways: No objection subject to conditions.

Environmental Heath: No objection subject to conditions .

Trees: No objection.

PUBLICITY

Advertised by two site notices. No comments have been received.

ASSESSMENT

The proposal

The proposal is to retain a building housing a biomass boiler and pellet storage area with an external flue attached to the main building. A planning application was granted on the

site in March 2018 under PA/2017/2100 to erect a building to house two biomass boilers and a pellet storage area, and install two external flues on the building. This decision notice is appended. The applicant has installed only one flue on the building, and instead of two 32kw biomass boilers located in the building, there is now one 70kw boiler instead. The building is located within the existing car parking area of the residential care home. The biomass boiler is required to reduce operating costs and reduce the care home's carbon footprint.

The main issues associated with the proposal are whether the development is acceptable in principle, and if so, whether its impact on the highway, on adjacent trees, on the amenity of the locality and on neighbours is also acceptable.

The site

The site is a residential care home located within the development boundary of the Scunthorpe and Bottesford urban area. The care home is a two-storey/single-storey building. There are some trees on the site protected by a tree preservation order. The biomass boiler building was permitted under PA/2017/2100. This application showed two independent flues located on the biomass building. The biomass boiler is located adjacent to the eastern boundary of the site which is enclosed by a 2 metre close-boarded fence. To the east is a large verge area on the junction with Ashby Turn with some tree screening and a pharmacy car park.

The principle of the development

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 accords 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 the highway and car parking

In terms of impact on the highway and on car parking for the site, it is acknowledged that there is significant on-street car parking in the vicinity of the site, particularly on Old Rectory Gardens. The biomass building is located across three car parking spaces in the car park and another car parking space was obstructed by a barrier at the time of the site inspection. Highways have raised no objection subject to conditions. Planning conditions were also imposed on PA/2017/2100 which related to the submitted travel plan which will also be imposed on this planning permission. This travel plan seeks to provide sustainable transport to the site such as providing cycling facilities, promoting public transport, encouraging walking, and car sharing, for example. Subject to the imposition of conditions, the proposal, in highway terms, accords with policy CS25 of the Core Strategy, and policies T2 and T19 of the North Lincolnshire Local Plan.

Impact on trees

In terms of the trees, the applicant has sited the building in the car park with the building sat on top of wooden beams. The applicant claims he has installed just one flue on the building to reduce the impact on the trees. The building already installed on the site does not appear to have harmed the trees and the tree officer has raised no objections to the proposal. The proposal therefore accords with policy LC12 of the North Lincolnshire Local Plan.

Impact on the amenity of the locality

In terms of impact on the amenity of the locality, the building is only visible within the car park of the residential care home. The building is screened from wider views by the care home and the substantial tree screening on the boundary. The conditions proposed by Environmental Health will be imposed, if permission is granted, to safeguard the amenity of the locality. The impact on the amenity of the locality is therefore acceptable and accords with policies CS5 of the Core Strategy and DS1 of the North Lincolnshire Local Plan.

Impact on neighbours

In terms of neighbours, the biomass building is not readily visible from the neighbours to the north and west as the building is located on the eastern boundary of the site and is screened by the care home building. The neighbour to the south is located a significant distance from the single-storey biomass building and there is substantial tree screening on the site. No objections have been received from Environmental Health or neighbours. The conditions proposed by Environmental Health will be imposed, if permission is granted, to safeguard the amenity of neighbours. The proposal is considered to be acceptable and accords with policy CS5 of the Core Strategy and policy DS1 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans:

NT13503/026/01 Rev C, NT13503/026/02 Rev B, NT13503/026/05, NT13503/026/03 Rev B and NT13503/026/04 Rev B and applicant's email dated 24 January 2019.

Reason

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

2.

The submitted framework travel plan for the application site shall be fully implemented, and all conditions and requirements of the plan shall be fully implemented, and retained at all times that the use is in operation.

Reason

To ensure that the development operates in a safe and sustainable manner with minimal disruption to the highway network.

3.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the date of this permission and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the development operates in a safe and sustainable manner with minimal disruption to the highway network.

4.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the development operates in a safe and sustainable manner with minimal disruption to the highway network.

5.

The flue from the biomass boiler shall terminate at a minimum height of 8.2 metres above ground level at all times.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

The development shall be served by one ETA Pellets Compact 70kW biomass boiler at all times.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

The biomass boiler shall only burn ENPlus A1 Pellets at all times.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

The biomass boiler shall be operated, serviced and maintained in accordance with the manufacturer's instructions.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION

APPLICATION NO: PA/2017/2100



Address/Agent:

Mr B Parkins
Wardell Armstrong Ltd
City Quadrant
11 Waterloo Square
NEWCASTLE-UPON-TYNE
NE1 4DP

Applicant: Mr S Marjara, Sycamore Lodge Care Home

North Lincolnshire Council hereby gives notice that the application received on 22/12/2017 for:

Planning permission to erect a building to house 2 biomass boilers and a pellet storage area, at Sycamore Lodge Nursing Home, 2 Burringham Road, Scunthorpe, DN17 2BB

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

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: photograph of timber cladding received on 14 March 2018, NT13503/026/02 Rev B, NT13503/026/01 Rev B, NT13503/026/03 Rev A and foundations Option 2.

Reason

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

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 23 January 2018 and 14 March 2018.

Reason

In the interests of clarity and proper planning

4.

The building shall be clad in timber at all times.

Reason

In the interest of visual amenity in accordance with policy CS5 of the Core Strategy and policy DS1 of the North Lincolnshire Local Plan.

5.

The submitted framework travel plan shall be fully implemented prior to the proposed development being brought into use and all conditions and requirements of the plan shall be fully implemented and retained at all times that the use is in operation.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

6.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

7.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

8.

The flues from the bio-mass boiler shall terminate at a minimum height of 8.2m above ground level. Details to any changes proposed to the In order to regulate and control 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.

9.

The development shall be served by two ETA Pellets Compact 32kW 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.

10.

The biomass boilers shall only burn ENPlus A1 Pellets 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.

11.

The biomass boilers shall be operated, serviced and maintained in accordance with the manufactures 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.

12.

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.

Dated: 15/03/2018

Signed:



Shaun Robson

Group Manager - Development Management & Building Control

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.

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY
APPROVAL UNDER THE BUILDING REGULATIONS

WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

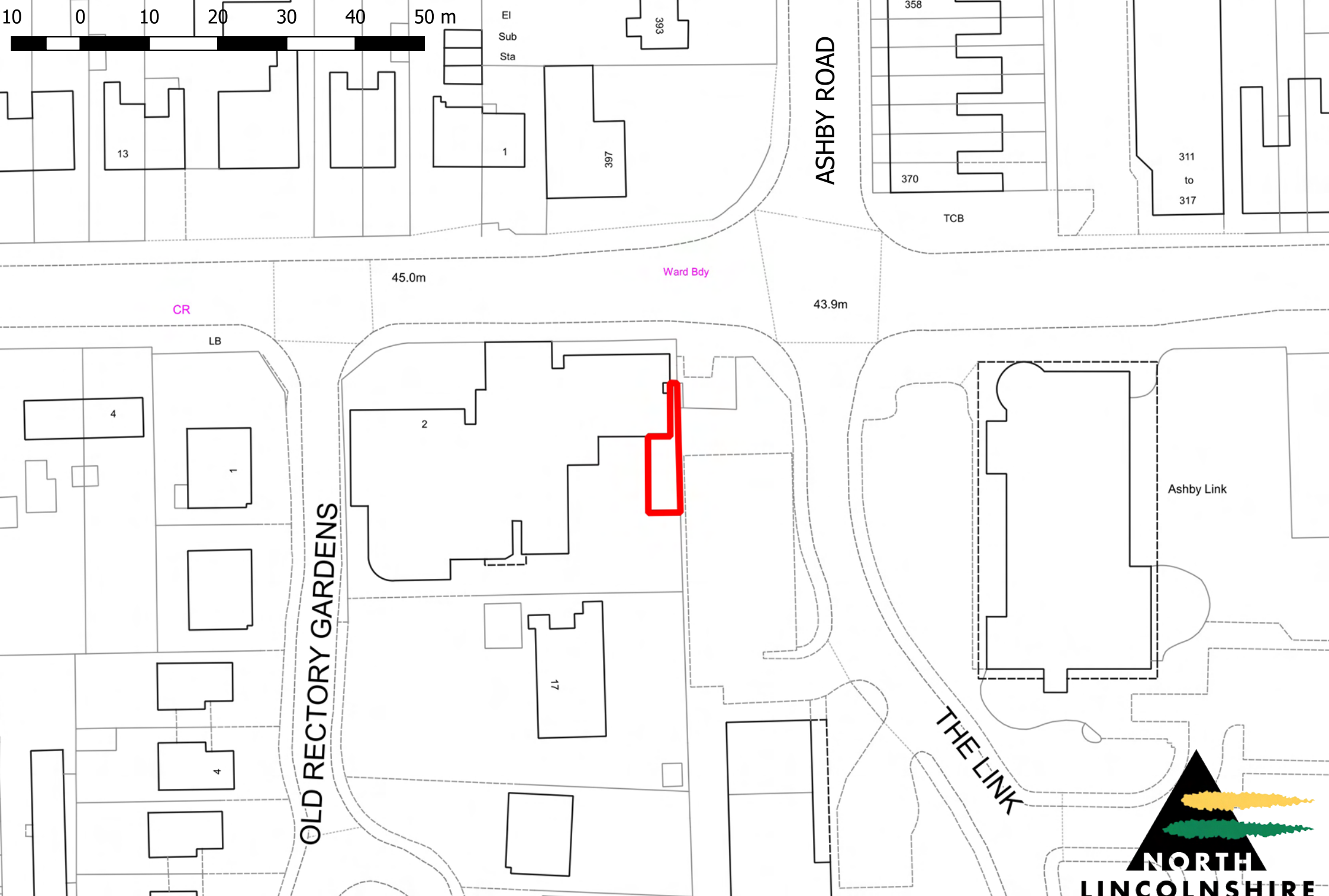
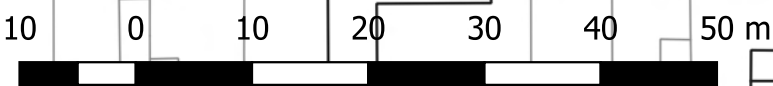
Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) and you wish to appeal to remove or vary a condition or conditions attached to this permission then you must do so **within 12 weeks** of the date of this notice.

- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (telephone 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

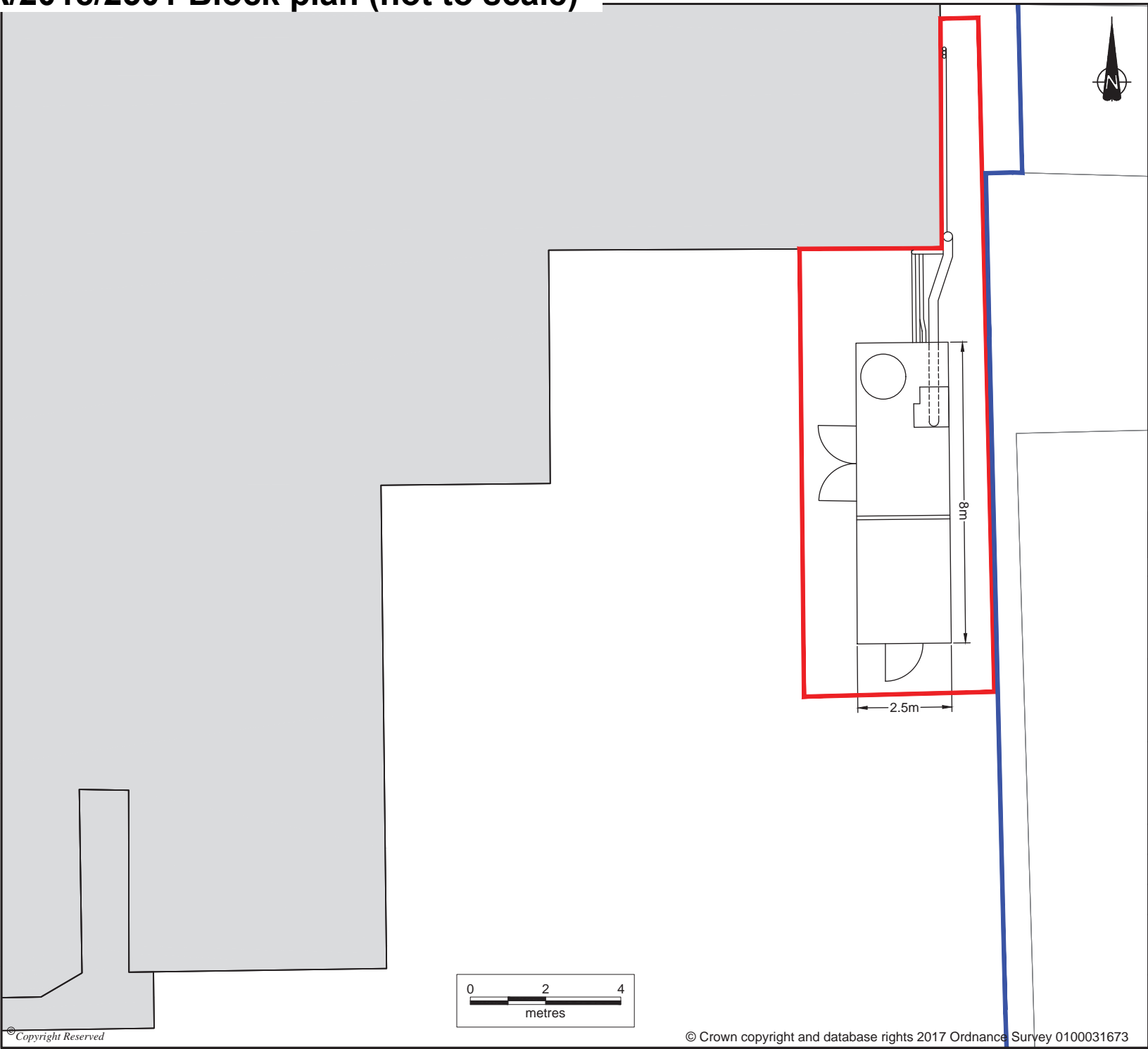
Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.





PA/2018/2501

PA/2018/2501 Block plan (not to scale)



KEY

 Application Boundary

 Ownership Boundary

B	updated biocabin position + floor plan	13-12-18	PAG	BP
REVISION	DETAILS	DATE	DR'N	CHK'D

CLIENT

The Engineering Support Partnership Ltd

PROJECT

Sycamore Lodge Care Home
Energy Centre

DRAWING TITLE

Proposed Site Plan

DRG No.	NT13503/026/02	REV	B
DRG SIZE	A3	SCALE	1:100
DRAWN BY	RJB	CHECKED BY	BP
		APPROVED BY	AR

NEWCASTLE UPON TYNE		TEL 0191 232 0943	WEB: WWW.WARDELL-ARMSTRONG.COM
<input type="checkbox"/> BIRMINGHAM	<input type="checkbox"/> CARDIFF	<input type="checkbox"/> CARLISLE	<input type="checkbox"/> CROYDON
<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> GLASGOW	<input type="checkbox"/> LEIGH	<input type="checkbox"/> LONDON
<input type="checkbox"/> MANCHESTER	<input type="checkbox"/> SHEFFIELD	<input type="checkbox"/> STOKE ON TRENT	<input type="checkbox"/> TAUNTON

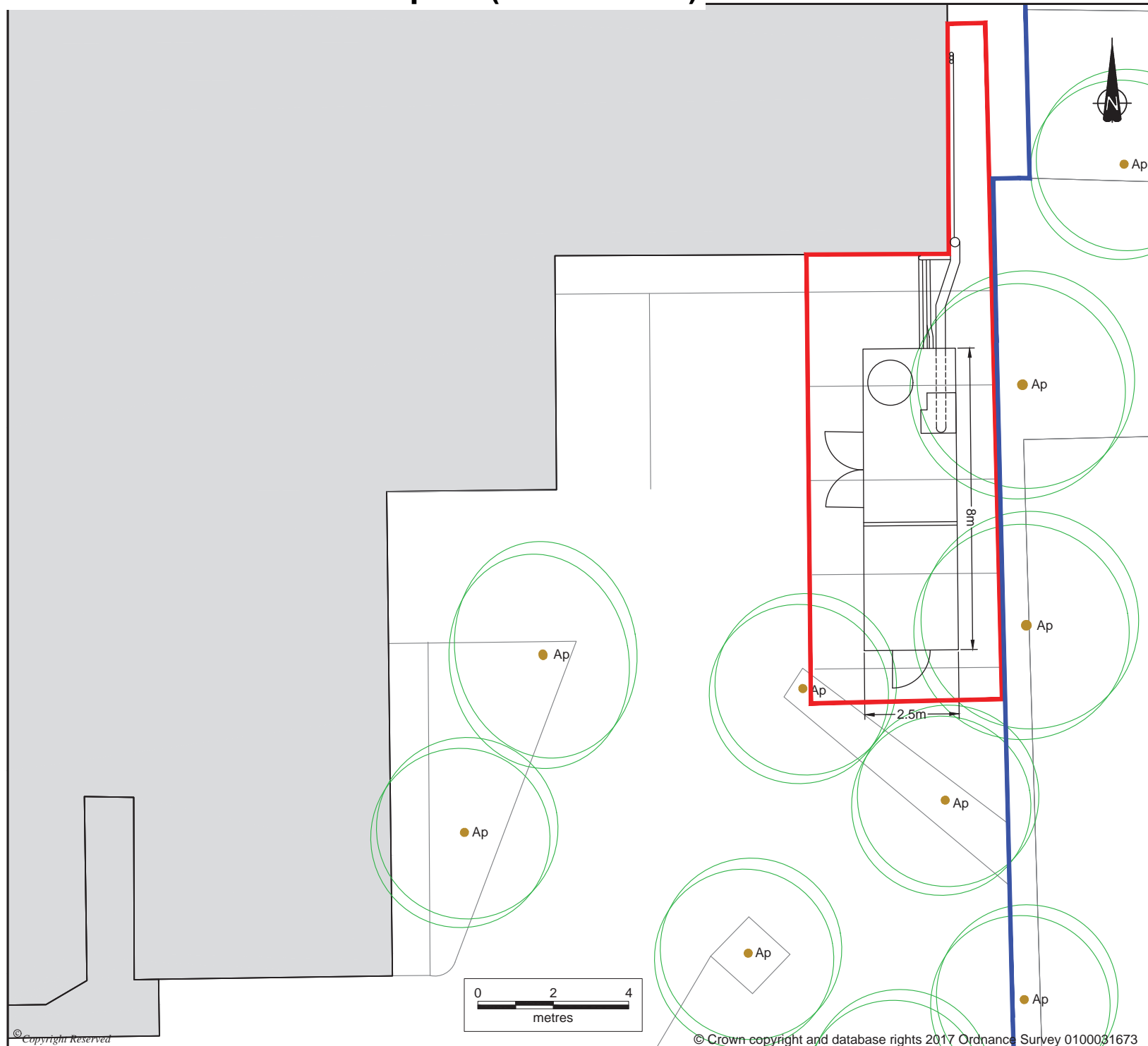
 *your earth our world*

Technical drawing of a building section showing a staircase and a room. The staircase has a height of 6.2m and a width of 8m. The room has a width of 8m and a height of 3m. The staircase is labeled 'Escalera' and the room is labeled 'Sala'.

Architectural drawing of a building facade. The drawing shows a two-story building with a gabled roof and a smaller section on the right. Dimensions are indicated: a height of 5.2m for the main section and 3.0m for the smaller section, and a width of 2.4m for the smaller section.

[illegible]

PA/2018/2501 Tree location plan (not to scale)



KEY

- Application Boundary
- Ownership Boundary
- Approximate location of trees on site
- Acer pseudoplatanus (Sycamore)
Approximately 10 to 12m in height

B	updated biocabin position + floor plan	13-12-18	PAG	BP	
REVISION	DETAILS	DATE	DR'N	CHK'D	APP'D

CLIENT

The Engineering Support Partnership Ltd

PROJECT

Sycamore Lodge Care Home
Energy Centre

DRAWING TITLE

Tree Location Plan

DRG No.		NT13503/026/04		REV		B					
DRG SIZE		A3		SCALE		1:100		DATE		Jan 2018	
DRAWN BY		LG		CHECKED BY		BP		APPROVED BY		AR	

NEWCASTLE UPON TYNE		TEL 0191 232 0943	WEB: WWW.WARDELL-ARMSTRONG.COM
<input type="checkbox"/> BIRMINGHAM	<input type="checkbox"/> CARDIFF	<input type="checkbox"/> CARLISLE	<input type="checkbox"/> CROYDON
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