

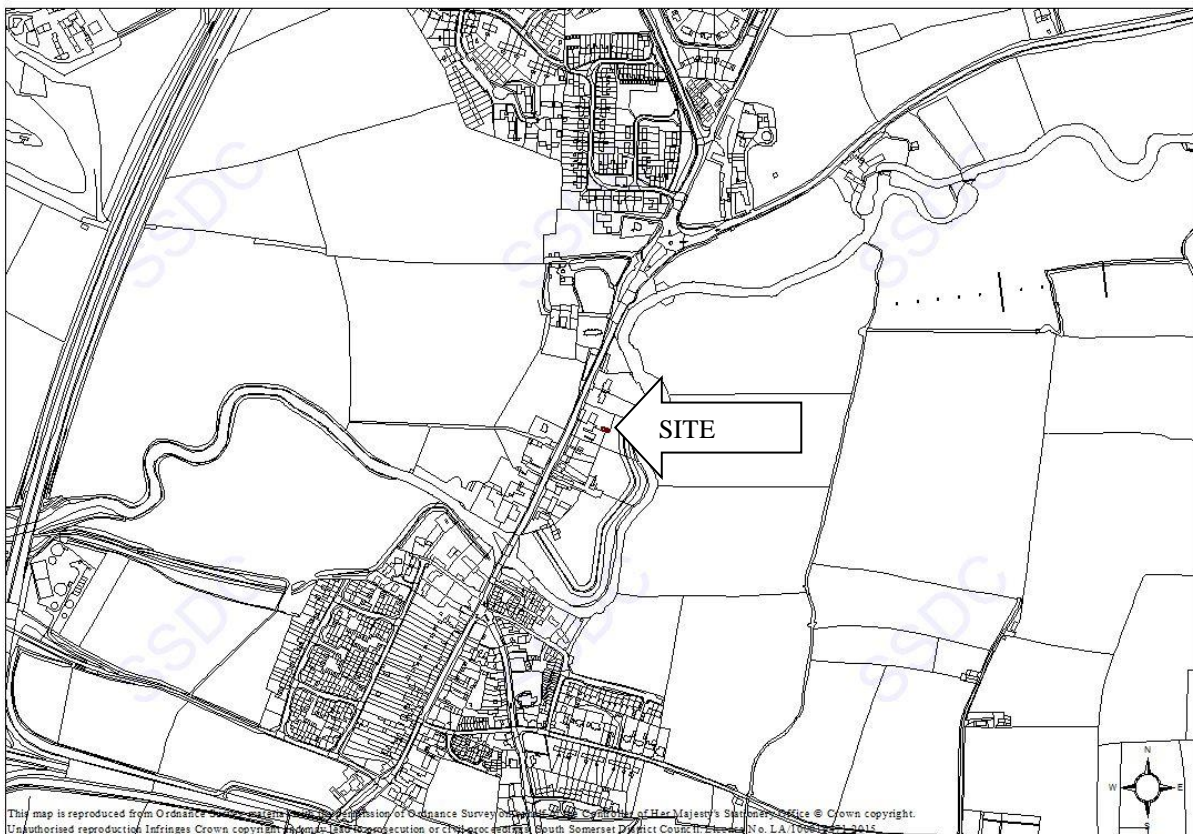
Officer Report on Planning Application: 15/01153/FUL

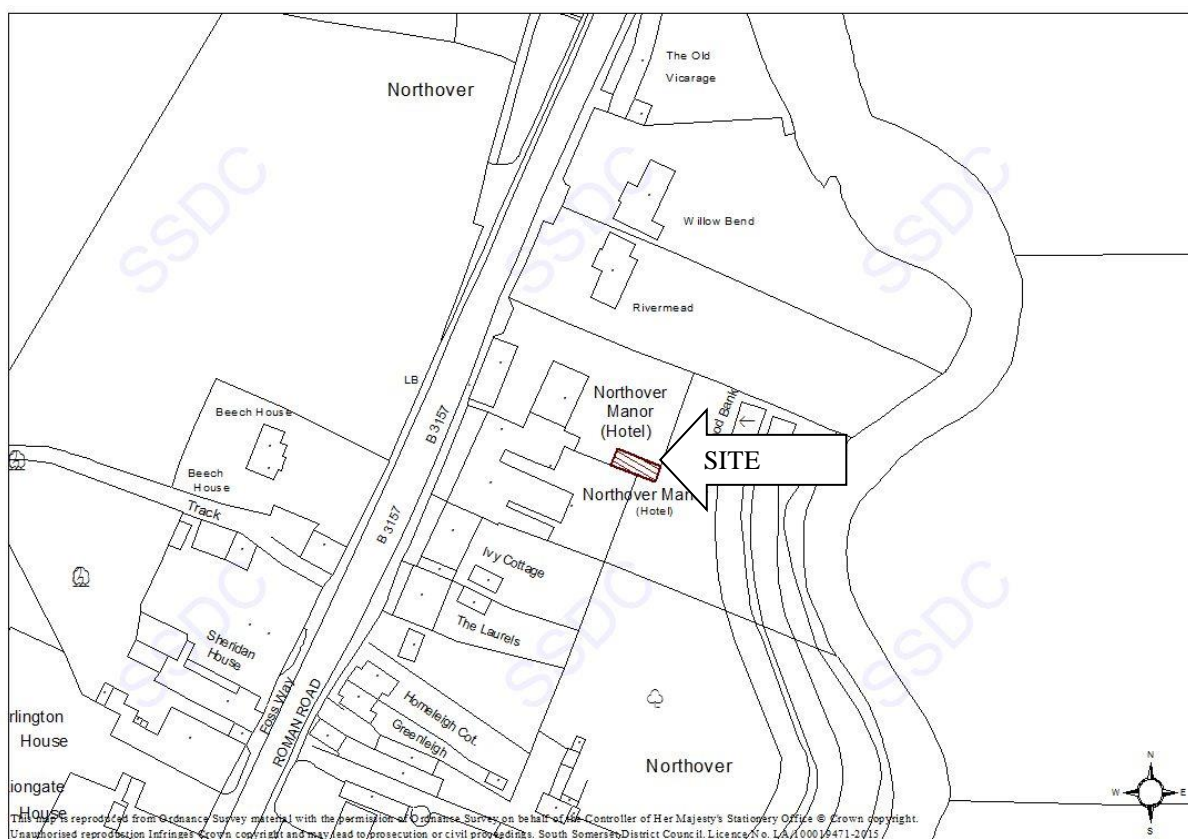
Proposal :	The erection of a boiler room and wood pellet store to serve a new bio mass boiler (Revised/Retrospective Application) (GR 352331/122995)
Site Address:	Northover Manor Hotel Northover Ilchester
Parish:	Ilchester
IVELCHESTER Ward (SSDC Member)	Cllr A Capozzoli
Recommending Case Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Target date :	29th April 2015
Applicant :	Mr And Mrs M Haddigan
Agent: (no agent if blank)	David Parkin 4 Wilton Road Yeovil Somerset BA21 5XP
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Chair of Area East at the request of the Ward Member.

SITE DESCRIPTION AND PROPOSAL





Northover Manor is a two-storey group of buildings currently used as a hotel. The buildings are constructed from natural stone with clay roof tiles and white painted timber window frames. The property is Grade II listed, located in a conservation area and not in a development area and also within flood zone 3. There are residential properties to either side with open countryside to the rear.

Planning permission was granted in June 2014 for a similar building but was not implemented. The structure was to be sited to the rear of the property in the south east corner of the car park to the west of the existing raised grass flood bank.

The proposal seeks planning permission for the erection of a detached boiler room and wood pellet store to serve a new biomass boiler. The proposal is retrospective in that a building has been erected in the same position as that which was granted in 2014. The building is 10.3 metres deep, 3.6 metres wide and 3.6 metres high constructed on a concrete base. It is a modular flat roof building constructed of plastic coated aluminium in a light grey colour. A 1.7 metre high flue, painted black extends from the roof.

To mitigate its impact the scheme proposes to clad the exterior with timber stained rustic boarding and add a pitched roof increasing its overall height to 4.7 metres high with a natural slate covering. The height of the flue would be 0.8 metres high with this scheme. Two windows and double doors are proposed in the side elevation facing the car park and a door in the rear elevation facing the river. Other mitigation measures include landscaping including the planting of shrubs and climbing plants to assist in screening.

If the application is refused consideration must be given to the instigation of formal enforcement action by the Local Planning Authority.

HISTORY

The site has a varied planning history with the following most recent:

15/00001/COND - Enforcement enquiry - pending consideration

14/01926/FUL - The erection of a boiler room and wood pellet store to serve a new bio mass boiler - Approved with conditions June 2014

08/02502/LBC - Formation of a new ground floor door opening from hotel into terrace - permitted with conditions July 2008

08/00822/PREAPP - proposed extension

07/01486/LBC - Internal alterations to convert existing flat into two letting rooms - permitted with conditions May 2007

04/03180/LBC - Replacement of windows on first floor at front of hotel -permitted with conditions January 2005

04/00623/LBC - Demolition of existing extension and erection of a s single storey extension and internal alterations to form a restaurant - permitted with conditions August 2004

04/00529/FUL - Demolition of existing extension and erection of a single storey extension and internal alterations to form a restaurant - permitted with conditions August 2004

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan is the South Somerset Local Plan (2006 - 2028).

On this basis the following policies are considered relevant:

Policies of the South Somerset Local Plan (2006-2028)

Policy SD1 (Sustainable Development)

Policy SS1 (Settlement Strategy)

Policy EQ2 (General Development)

Policy EQ3 (Historic Environment)

National Planning Policy Framework (March 2012)

Chapter 7 (Requiring Good Design)

Chapter 12 (Conserving and Enhancing the Historic Environment)

CONSULTATIONS

Ilchester Parish Council - Fully support application

Highways Authority - No observations

SDDC Highways Consultant - No highways issues, no objection

SSDC Environmental Protection Unit - "In common with other types of combustion appliances, biomass boilers are potentially a source of air pollution. Pollutants associated with biomass combustion include particulate matter (PM10/PM2.5) and nitrogen oxides (NOx) emissions. These pollution emissions can have an impact on local air quality and affect human health. It is essential that any new biomass boilers installed in South Somerset meet certain emission control requirements in order to protect local air quality.

In order to ensure that the installation and commissioning of the plant does not have a significant negative impact on local air quality, the following information below must be supplied to the local authority. I suggest that the return and approval of this information be subject to condition.

i.e. "The bio mass boiler shall not be used until the required environmental information is provided and approved by the local planning authority."

You may find the Carbon Trust publication 'Biomass heating: a practical guide for potential users' a useful companion when completing this form. The publication can be downloaded from <http://www.carbontrust.co.uk/publications/publicationdetail?productid=CTG012> (free registration required)"

SCC Archaeology - The site lies within the suburbs of the Roman town and previous archaeological excavations have taken place on the site associated with developments. These investigations have revealed Roman period burials including a child's grave. I have spoken to the agent who confirmed that a raft foundation will be used for the building that should only be c.300mm deep. This depth of foundation should mean that no significant archaeological remains are encountered but is possible that some remains will be revealed.

For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 141). This should be secured by the use of model condition 55 attached to any permission granted:

"No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority."

Please get in touch if you require any further information.

Case Officer response: Spoke with Steve Membery, Senior Historic Environment Officer on 17 April 2015 regarding the proposal being retrospective. He understands that the condition proposed would now be futile and any archaeology may well have been damaged and committee should be aware of this.

SSDC Conservation Officer - "I am afraid I don't think this is an acceptable scheme. Cladding the existing building is a good idea, which would suffice if the building was of a similar height to the approved structure. However this unit is already very high. Cladding it and adding a pitched roof over does not mitigate against the fact that it is so tall. Its height may not be a problem if it stood in a more discrete location, but this is an open area at the rear of the plot, set away from other built form. In this position a building of this scale is not considered to be appropriate. I therefore recommend refusal due to the harmful impact the structure has on the setting of the listed building, arising from its form, scale and prominent position."

REPRESENTATIONS

3 neighbours notified and site notice (general interest displayed), no representations received at time of writing this report.

CONSIDERATIONS

Visual Amenity / Setting of Listed Building

The SSDC Conservation Officer was consulted on the impact of the proposed structure on the setting of a Listed Building and the character of the surrounding Conservation Area. He recommends refusal of the application due to the harmful impact the structure has on the setting of the listed building, arising from its form, scale and prominent location. He advises, "cladding the existing building is a good idea, which would suffice if the building was of a similar height to the approved structure. However this unit is already very high. Cladding it and adding a pitched roof over does not mitigate against the fact that it is so tall. Its height may not be a problem if it stood in a more discreet location, but this is an open area at the rear of the plot, set away from other built form. In this position a building of this scale is not considered to be appropriate."

The main consideration is the visual impact of the proposed building and a comparison should be made to that which was approved. That decision was considered in terms of visual amenity, impact on character of the listed building and the conservation area, the impact on residential amenity against the merits of the development and the potential for its environmental credentials. As such these issues were weighed against each other. It was considered that overall, due to the design of the building it was considered acceptable and the benefits the development offered for carbon reduction outweighed any perceived harm on the listed building and conservation area.

This proposal however, is considerably taller and its position is prominent in this sensitive location. The cladding of the building and planting proposed will do a little to mitigate its impact hiding the unsympathetic material of the constructed building but will not mitigate against its overall proposed height and bulk of the building. As such it is regretful that the approved scheme was not implemented and no support can be given to this alternative retrospective proposal.

Highway Safety

Although the proposal would result in the loss of several car parking spaces, the Highways department raised no objections. Accordingly the scheme is not considered to cause concern in terms of highway safety.

Residential Amenity

The Environmental Protection Unit were satisfied with the previous proposal however this application proposes different equipment. In this regard details are required which can be conditioned to be supplied and agreed by the Local Planning Authority within a specified period of any such approval to ensure the proposal does not impact on residential amenity in terms of air pollutants.

Flood Zone

The planning agent has confirmed that the new boiler room floor level will be the same as the existing boiler room floor level which is the closest part of the main building to the new building. A grass bank was formed to prevent the site from flooding.

Conclusion

It is considered that the proposal is not acceptable and will have an adverse effect on the setting of the listed building and the character of the conservation area and is therefore contrary to the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and chapters 7 and 12 of National Planning Policy Framework (March 2012). As such, the application should be recommended for refusal.

RECOMMENDATION

Refuse for the following reasons:

01. The proposal, by reason of its form, scale, height and prominent location, has a harmful impact on the setting of the listed building and the character of the conservation area contrary to the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and chapters 7 and 12 of National Planning Policy Framework (March 2012).

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions before installing the equipment and the erection of the boiler room and wood pellet store.