

Item No. 18

APPLICATION NUMBER	CB/13/00242/FULL
LOCATION	The White House, High Street, Eggington, Leighton Buzzard, LU7 9PQ
PROPOSAL	Biomass boiler system to be installed.
PARISH	Eggington
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Nicola Darcy
DATE REGISTERED	28 January 2013
EXPIRY DATE	25 March 2013
APPLICANT	Mr Janes
AGENT	Freetricity Commercial Ltd.
REASON FOR COMMITTEE TO DETERMINE	Applicant related to an Elected Member
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The irregular-shaped application site lies on the north western side of the High Street. The site has a frontage to High Street of 30m, a maximum width of 45m and an overall depth of 90m. The property is set back on the plot, some 30 –35m back from the highway frontage. It comprises a large detached two storey building of white painted brickwork below a steeply sloping plain tiled roof. There are dormer windows in the front and side elevations. It is used as an elderly persons residential care home, of 20 bedrooms plus ancillary facilities with the provision of rooms within the roof void. The rear and side boundaries are enclosed by a mix of high walls, fencing and hedges. The site rises up from the highway frontage.

To the west of the site lies White House Cottage and Pear Tree Cottage and to the north east Long Acre, all of which are residential properties. To the north lies open countryside. Opposite the site is St Michaels and All Angels Church

The site lies within the Green Belt and Eggington Conservation Area.

The Application:

Planning permission is sought for the installation of a biomass heating system with associated store of 7.5m long by 3.3m wide, the store would be sited to the rear of the building set into an existing bank of earth which slopes steeply towards the rear of the site. The biomass heating would have a stainless steel flue pipe on the White House adjacent to some existing guttering and would be the height of the building on the rear elevation lift shaft.

The Design and Access Statement describes that the pipework would enter the main building halfway along the eastern edge of the building through a void space in

the ceiling above the ground floor.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Section 1: Delivering Sustainable Development

Section 7: Requiring good design

Section 8: Promoting Healthy Communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 12: Conserving and enhancing the historic environment

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

T10 Car Parking New Developments

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policy BE8 is still given significant weight. Policy T10 is afforded less weight.)

Development Strategy for Central Bedfordshire

Policy 21: Increasing Access to Quality Social and Community Infrastructure

Policy 27: Car Parking

Policy 36: Development in the Green Belt

Policy 43: High Quality Development

Policy 45: The Historic Environment

Policy 46: Renewable and low carbon energy development

(Having regard to the National Planning Policy Framework, significant weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy is due to be submitted to the Secretary of State in May 2013.)

Supplementary Planning Guidance

Local Transport Plan: Appendix F - Parking Standards

Central Bedfordshire Design Guide

Planning History

Application:	Planning	Number:	SB/07/00982
Validated:	14/08/2007	Type:	Full Application
Status:	Decided	Date:	11/10/2007
Summary:		Decision:	Grant Planning Permission
Description:	ERECTION OF TWO AND THREE STOREY REAR EXTENSION TO PROVIDE SIX ADDITIONAL BEDROOMS AND CIRCULATION SPACE FOR RESIDENTIAL CARE HOME.		

Application:	Planning	Number:	SB/00/01078
Validated:	07/12/2000	Type:	Full Application
Status:	Decided	Date:	19/03/2001

Summary: **Decision:** Grant Planning Permission
Description: ERECTION OF SINGLE STOREY FRONT AND SINGLE/TWO STOREY REAR EXTENSIONS TO RESIDENTIAL CARE HOME (REVISED SCHEME)
THE WHITE HOUSE, HIGH STREET, EGGINGTON.

Application: Planning **Number:** SB/99/00002
Validated: 20/12/1999 **Type:** Conservation Area
Status: Withdrawn **Date:** 31/10/2001
Summary: **Decision:** Withdraw application
Description: PART DEMOLITION, INTERNAL ALTERATIONS AND ERECTION OF SINGLE AND TWO STOREY EXTENSIONS TO ELDERLY PERSONS HOME

Application: Planning **Number:** SB/99/01036
Validated: 20/12/1999 **Type:** Full Application
Status: Withdrawn **Date:** 23/02/2000
Summary: **Decision:** Withdraw application
Description: PART DEMOLITION, INTERNAL ALTERATIONS AND ERECTION OF SINGLE AND TWO STOREY EXTENSIONS TO ELDERLY PERSONS HOME
THE WHITEHOUSE, HIGH STREET, EGGINGTON.

Application: Planning **Number:** SB/99/00407
Validated: 22/06/1999 **Type:** Full Application
Status: Decided **Date:** 19/07/1999
Summary: **Decision:** Grant Planning Permission
Description: ERECTION OF REPLACEMENT TIMBER SHED FOR USE AS AN OFFICE AND STORAGE AREA (AMENDED DESCRIPTION)
THE WHITE HOUSE, HIGH STREET, EGGINGTON.

Application: Planning **Number:** SB/99/00014
Validated: 08/01/1999 **Type:** Full Application
Status: Decided **Date:** 11/05/1999
Summary: **Decision:** Grant Planning Permission
Description: CONVERSION OF OUTBUILDING TO LAUNDRY ROOM
THE WHITE HOUSE, HIGH STREET, EGGINGTON.

Application: Planning **Number:** SB/87/01406
Validated: 25/11/1987 **Type:** Full Application
Status: Decided **Date:** 19/05/1988
Summary: **Decision:** Grant Planning Permission
Description: INSTALLATION OF LIFT AT ROOF LEVEL
THE WHITE HOUSE, HIGH STREET, EGGINGTON.

Application: Planning **Number:** SB/84/00879
Validated: 20/08/1984 **Type:** Full Application
Status: Decided **Date:** 17/10/1984
Summary: **Decision:** Grant Planning Permission
Description: CHANGE OF USE FROM CHILDRENS HOME TO OLD PERSONS HOME AND ERECTION OF FRONT PORCH
THE WHITE HOUSE, EGGINGTON.

Application: Planning **Number:** SB/75/00013
Validated: 06/01/1975 **Type:** DO NOT USE - County Council Application
Status: Decided **Date:** 23/05/1975
Summary: **Decision:** Planning Permission - Beds CC Reg 3/4
Description: TWO STOREY REAR EXTENSION TO CHILDRENS HOME
THE WHITE HOUSE, HIGH STREET, EGGINGTON.

Representations:
(Parish & Neighbours)

Parish Council	No comment received
Neighbours	None received

Consultations/Publicity responses

Archaeology	The proposed development site lies within the core of the medieval settlement of Eggington (HER 16879) and under the terms of the <i>National Planning Policy Framework</i> (NPPF) this is a heritage asset with archaeological interest. However, the nature and scale of the development are such that there is unlikely to be a major impact upon any surviving archaeological deposits and therefore I have no objection to this application on archaeological grounds.
Conservation Officer	No objection subject to condition requiring the painting of the pipework.
Tree and Landscape Officer	<p>I refer to your memorandum dated 28th January 2013 and my examination of the planning documents on-line, including the use of satellite imagery of the site using the Atlas Mapping System.</p> <p>I can advise you that both the proposed location, and intended means of access to the boiler system, will not impact on any trees within the site, and on this basis I have no objection to the application.</p> <p>However, given the nature and appearance of the boiler house, and its relationship to the existing property, a landscape planting scheme may be needed around the new structure in order to reduce its visual detracting, and in this respect a standard landscape planting condition should be imposed.</p>

Determining Issues

The main considerations of the application are;

1. Policy Principles
2. Impact Upon Green Belt
3. Design and Impact on Conservation Area
4. Other Matters

Considerations

1. Policy Principles

This application seeks permission for the installation of a biomass heating system which would be housed in a building to the rear of the residential care home.

The National Planning Policy Framework requires planning to play a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure and when determining applications, local planning authorities should:

- 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.

Policy 46 of the emerging Development Strategy for Central Bedfordshire states that the council recognises the environmental, social and economic benefits of renewable or low-carbon energy. It will work with developers to ensure that proposed developments are:

- directed to areas where negative impacts can be most effectively mitigated such as noise, pollution and harm to visual amenity, should be mitigated through careful consideration of location, scale, design and other measures
- have good accessibility to the transport network;
- located and designed so as to have no unacceptable impact on heritage assets, sensitive landscapes such as the Chilterns AONB, or any area identified through the Landscape Character Assessment as being of high sensitivity; green belt area and townscapes.
- all developers or renewables schemes are required to engage with all affected stakeholders at the earliest stage in order to proactively mitigate impacts and provide adequate compensation and benefits.

Biomass heating is an excellent source of green energy and would provide the White House with both heat and water more economically and with a far more sustainable fuel source than the existing oil system.

2. Impact Upon the Green Belt

The site is located within the South Bedfordshire Green Belt, accordingly, Section 9 of the National Planning Policy Framework applies. The new building would be set into an existing grass verge and would not protrude much higher than the retaining wall. A large shed-type building has been removed in anticipation of the biomass store. It is considered that the removal of the shed and erection of the heating store would not amount to inappropriate development within the Green Belt. The pipework would be visible due to the required height of the flue, however this type of plant apparatus is considered to be synonymous with commercial buildings and as it would be confined to the rear of the White House, is not considered to have an unacceptable detrimental impact upon the visual amenity of the Green Belt.

3. Design and Impact on Conservation Area

The White House lies within the Eggington Conservation Area and Green Belt.

The proposed design and materials are typical of such a development. The store would be situated within a steeply sloping bank at the rear of the site. The site levels are such that the store itself would be totally screened from any public view point at the rear of the site. The flue must be tall enough to scale the entire building and as such, would be visible, however this is considered to be 'the norm' for many commercial building plant rooms. There is existing black guttering present on the rear elevation of the building, the agent has confirmed that the pipework could be painted to blend in as much as possible with the character of the building and as such, the painting of the flue will be conditioned accordingly.

The applicant has given due thought to the visual impact of the apparatus and would carry out significant earth removal in order to 'sink' the store into the existing bank. The Tree and Landscape Officer has suggested that the store could be further camouflaged by use of planting, however, as the steep banking and rear wall of the site effectively screen the building, it is not considered appropriate to condition further methods of screening.

The biomass heating store is to be sited in the most appropriate location for the plant machinery and as such, on balance, the proposal is not considered to be harmful to the setting of the Conservation Area in accordance with policy 45 of the emerging Development Strategy for Central Bedfordshire.

4. Other Issues

The biomass boiler is expected to use around 70 cubic metres of pellets per year. It will be sourced from within the UK using a local woodfuel supply company. Delivery would be by specialist wood pellet delivery vehicles, similar to oil tankers) and delivery frequency is expected to be once per fortnight at peak demand in the winter and once every 8 weeks at low demand in the summer. The level of disturbance potentially caused by the delivery vehicles is considered to be comparable to the current oil delivery and as such, the biomass heating system is not considered to cause any detriment to highway safety.

Human Rights issues

The proposal would raise no Human Rights issues.

Equality Act 2010

The proposal would raise no issues under the Equality Act 2010

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Notwithstanding the details submitted with the application, all external**

pipework shall be painted black, prior to the first use of the biomass boiler system and shall be retained thereafter. The details of the paint shall be submitted to and agreed by the Local Planning Authority prior to commencement.

**Reason: To safeguard the character of the existing building and wider views into the Conservation Area.
(Policy BE8 S.B.L.P.R and Policies 43 & 45 D.S.C.B).**

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01, 02, 03, 04 & 05.

Reason: For the avoidance of doubt.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

The proposed biomass heating system and associated building and flue would not be detrimental to the openness or visual amenity of the Green Belt or the character and setting of the Conservation Area or be detrimental to the amenities of the occupiers of the adjoining properties and would thereby be in accordance with Policy BE8 of the South Bedfordshire Local Plan Review 2004, Policies 36, 43, 45 and 46 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012).

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

DECISION

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