



Planning Committee 2024

APPLICATION NUMBER		24/00542/FUL	
SITE ADDRESS:		Derbyshire Dales District Council, Northwood Depot, Harrison Way, Darley Dale	
DESCRIPTION OF DEVELOPMENT		Proposed installation of 112 no. solar PV panels on roof of rear building and proposed installation of 13kw air source heat pump to replace gas boiler	
CASE OFFICER	Edward Vaudin	APPLICANT	Derbyshire Dales District Council
PARISH/TOWN	Northwood and Tinkersley	AGENT	Mrs Joanna Hill
WARD MEMBER(S)	Cllr David Burton Cllr Roger Shelley Cllr Marilyn Franks	DETERMINATION TARGET	28 th August 2024
REASON FOR DETERMINATION BY COMMITTEE	Council development	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site and context.

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none">- Principle of development- Flooding- Character and heritage- Impact on neighbour amenity

RECOMMENDATION
That authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission, subject to conditions detailed in Section 8 of this report.

1.0 THE SITE AND SURROUNDINGS

- 1.1 Northwood Depot consists of a single distribution building located off Harrison Way in Northwood.
- 1.2 The site is located within the Northwood settlement boundary and is located in Flood Zone 2.

2.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the installation of 112 no. solar PV panels on the roof of the building and the installation of a 13kw air source heat pump to replace the gas boiler.
- 2.2 It is proposed to locate the air source heat pump adjacent to the west elevation of the building affixed to a concrete base.
- 2.3 The proposed array of solar panels would be located on the southern slope of the dual-pitched roof of the building.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan 2017
 - S3 Development within Defined Settlement Boundaries
 - PD1 Design and Place Making
 - PD7 Climate Change
 - PD8 Flood Risk Management and Water Quality
- 3.2 Other
 - National Planning Policy Framework (NPPF)
 - National Planning Policy Guidance (NPPG)

4.0 RELEVANT PLANNING HISTORY

04/12/1045 - Redevelopment of site for depot use to include erection of two storey workshop and associated access - Approved

5.0 CONSULTATION RESPONSES

Northwood and Tinkersley Parish Council

Requested that consideration is made to whether the air source heat pump would create excessive noise.

Environment Agency

No comments.

DCC Archaeology

No objections.

6.0 REPRESENTATIONS RECEIVED

None.

7.0 OFFICER APPRAISAL

7.1 The following material planning issues are relevant to this application:

- Principle of development
- Flooding
- Character
- Impact on neighbour amenity

Principle of development

7.2 The site is located within Northwood, which is a third-tier settlement as set out in Policy S2 in the Local Plan. Policy S3 sets out that within defined settlement development boundaries, planning permission will be granted for development where the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located. Therefore, development in this location is supported in principle.

7.3 It should be added that Policy PD7 promotes a development strategy that seeks to mitigate global warming, adapts to climate change and respects our environmental limits. It goes on to state that this will be in achievement in part by supporting the installation of renewable energy sources provided that would not result in any significant adverse impact (either alone or cumulatively).

Flooding

7.4 The site is located within Flood Zone 2, meaning it has a medium probability of flooding from rivers and the sea.

7.5 Paragraph 174 of the NPPF states that applications for some minor development and changes of use should not be subject to the sequential or exception tests. Footnote 60 of the NPPF clarifies that minor development includes small non-residential extensions (with a footprint of less than 250sqm). In this case, the proposed development would primarily be attached to the roof to the building. The air source heat pump and its associated concrete base will be very small in scale such that they can be considered a minor extension to the building.

7.6 Whilst it is noted that a site-specific flood risk assessment would normally be required, the air source heat pump is very minor in scale, and it is not considered appropriate to require a flood risk assessment as the proposal will not result in any material impact on flood risk.

Character

7.7 The siting of the proposed air source heat pump and solar panels are on an existing depot building which is surrounded by similarly commercial/industrial uses such as the roofing supply shop to the south and the recycling centre to the north. Public views of the proposals would be limited due to their siting and orientation and the abundant screening afforded to the site. Overall, it is considered that the proposed development would not have any significant impact on the character of the area.

Impact on neighbour amenity

7.8 The proposed development is not in close proximity to any properties that would be sensitive to the introduction of an air source heat pump or solar panels at the proposed locations.

8.0 RECOMMENDATION

8.1 That authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission for the proposed development subject to the following conditions:

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

Reason:

This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following plans:-

Site Location Plan

Block Plan dated 26/06/2024

5212747-AR-NW-XX-XX-DR-M-9000 - Plans and specifications

Reason:

For the avoidance of doubt and to establish the scope of the permission granted.

8.2 NOTES TO APPLICANT

The Local Planning Authority considered the application as submitted to be acceptable. On this basis, there was no need to engage with the applicant in a positive and proactive manner to resolve any planning problems and permission was granted without negotiation.