

APPLICATION NUMBER		24/00695/FUL	
SITE ADDRESS:		Wirksworth Leisure Centre, Hannage Way, Wirksworth, Derbyshire, DE4 4JG	
DESCRIPTION OF DEVELOPMENT		Proposed installation of 6 no. air source heat pumps and 143no. solar PV panels	
CASE OFFICER	G Huffen	APPLICANT	Celine Stretton - Derbyshire Dales District Council
PARISH/ WARD	Wirksworth	AGENT	N/A
WARD MEMBER(S)	Cllr D Greatorex Cllr L Peacock Cllr P Slack	DETERMINATION TARGET	15 th November 2024
REASON FOR DETERMINATION BY COMMITTEE	Council development	REASON FOR SITE VISIT (IF APPLICABLE)	N/A

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> - The principle of the development. - The impact of the works upon the character and appearance of the building and wider area. - Impact on neighbour amenity.

RECOMMENDATION
<ul style="list-style-type: none"> - The decarbonisation proposals are acceptable in principle in accordance with Policy S1, S3, PD1 and PD7 of the Local Plan and with guidance contained within the Climate Change Supplementary Planning Document (2021). - The proposed development is not considered to have any significant impact on the character of the building or surrounding area. - The proposed development is not considered to result in any unacceptable impact on future occupiers or occupiers of neighbouring properties. <p>Overall, it is considered that the proposal complies with all relevant policies of the development plan and it is therefore recommended 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.</p>

1.0 THE SITE AND SURROUNDINGS

- 1.1 Wirksworth Leisure Centre is a leisure complex constructed in the late 1990s/ early 2000s accessed from Water Lane/ Hannage Way and sited close to Anthony Gell School.
- 1.2 The site is located within the Wirksworth Settlement Boundary.



2.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the installation of 143no. solar PV panels on the roof of the building and the installation of a 6no. 10.44 kilowatt air source heat pumps to replace the use of gas on site.
- 2.2 The air source heat pumps are to be mounted to the south-east facing wall of the building. Adjacent the plant room access door.
- 2.3 The solar panels are to be installed in three arrays on the south east facing roofs of the building. To the higher roof section there will be an array of 56no. panels. To the lower roof section there will be 87no. panels in two arrays

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan 2017
 - S1 Sustainable Development Principles
 - S3 Development within Defined Settlement Boundaries
 - PD1 Design and Place Making
 - PD7 Climate Change
- 3.2 Other
 - National Planning Policy Framework (NPPF)
 - National Planning Policy Guidance (NPPG)
 - Climate Change Supplementary Planning Document 2021

4.0 RELEVANT PLANNING HISTORY

14/00461/FUL	Erection of extension to swimming pool building	PERC	10/09/2014
18/01265/ADV	Erection of illuminated entrance sign	APPRET	
19/00638/ADV	Erection of 1 no. illuminated sign	PERC	10/07/2019
02/03/0204	Provision of emergency access	A	09/05/2002

5.0 CONSULTATION RESPONSES

Consultee Name	Position	Date	Comments
Local Highways Authority (Derbyshire County Council)	No objection	04/09/2024 & 15/10/2024	No comments on the application.
Councillor Peter Slack	In support of the application	16/08/2024	In support of the application.
Wirksworth Town Council	No comment	10/09/2024 & 21/10/2024	No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.
DDDC Environmental Health	No objections	30/10/2024	No objections having undertaken a site visit and considered the Noise Impact Assessment submitted.

6.0 REPRESENTATIONS RECEIVED

None.

7.0 OFFICER APPRAISAL

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

- Principle of development
- Character
- Impact on neighbour amenity

Principle of development

7.2 The site is located within Wirksworth, which is a first-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).

Character

- 7.4 The air source heat pumps and solar panels are to be installed on a modern leisure building which is predominantly surrounded by non-domestic buildings and playing fields. Due to their location, it would have limited views from the nearby Conservation Area to the north, east and south with an area of woodland screening the site from public views to the south on Hannage Way and Brooklands Avenue. It is noted that the arrays have been designed in a uniform manner, so they appear as unobtrusive as possible. Overall, it is considered that the proposed development would not have any significant impact on the character of the building or wider area.

Impact on neighbour amenity

- 7.5 The application is supported by a Sound Impact Assessment which assessed the potential noise impact of the proposed air source heat pumps on surrounding noise sensitive receptors.
- 7.6 As part of this assessment an environmental sound survey has been undertaken at the site between the 27/01/2023 to the 30/01/2023 to determine the background sound levels at the site which are representative of nearby noise receptors. This survey data was used alongside the published acoustic data for the proposed pumps, to assess the potential sound impact from the development on neighboring residential sensitive receptors. The context of the sound impact has been investigated based on the likelihood of operational scenarios occurring and the relative magnitude of sound levels during plant operation compared to existing ambient and background sound levels. Following consideration of the Rating levels together with contextual elements of the proposals, it is concluded that the noise impacts during the day and night will be low.
- 7.7 The Sound Impact Assessment has been referred to the Council's Environmental Health Team for Assessment. Following consideration and a site visit Environmental Health have confirmed that they have no objections to the proposals.

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:

01 - Site Location Plan, 1:1250 Scale (received 21.08.2024).

02 - Heat Pump drawing, Drawing No. 5212747-AR-WW-XX-DR-M-9000 (received 08.08.2023).

03 - Amended Solar Photovoltaic drawing, Drawing No. 5212747-AR-WW-XX-DR-E-9000, Rev. P1 (received 08.10.2024).

Reason:

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

3. The air source heat pumps and solar panels hereby approved shall be removed within 1 month when no longer needed.

Reason:

To ensure that the development is removed when no longer required or functional to minimise the visual impact of the development upon the building and its setting in accordance with Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

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.